Karen Johnson Davidson County
Batch# 1235163 DEEDWARRSP
02/06/2025 04:02:30 PM 5 pgs
Fees: $28.00 Taxes: $44,862.50
20250206-0009289

FROM: WPS REAL ESTATE, LLC, a Tennessee limited liability company

TO: GBF PROPERTIES, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
GBF PROPERTIES, LLC 345 Hill Avenue Nashville, Tennessee 37210	GBF PROPERTIES, LLC 345 Hill Avenue Nashville, Tennessee 37210	107-01-0-016.00

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Twelve Million One Hundred Twenty-Five Thousand and No/100 Dollars ($12,125,000.00).

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2025.

Notary Public

My Comm. Expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **WPS REAL ESTATE, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell and convey unto **GBF PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"), together with all hereditaments and appurtenances thereto appertaining:

CERTAIN REAL ESTATE LYING AND BEING IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LAND LYING IN THE FIFTEENTH (15TH) COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 1 ON THE PLAT OF RESUBDIVISION OF LOT NO. 25 OF REVISION SECTION 36 AND REVISION SECTION 19, METROPOLITAN INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 20010409-0034499, IN THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to WPS Real Estate, LLC by deed from Donald Keith Hall, of record in Instrument No. 20211214-0165093, in the Register's Office of Davidson County, Tennessee.

Tract 2 easement(s) benefiting Tract 1 contained in declaration of easements, of record in Instrument No. 200106140063122, in the register's office of Davidson County, Tennessee.

Grantor covenants that it is lawfully seized in fee simple of the premises, that it has a good and lawful right to sell and convey the same, and that said Property is free and clear and unencumbered, other than with respect to the limitations, restrictions, and encumbrances set forth on Exhibit A attached hereto (the "Permitted Exceptions").

This is improved property commonly known as 1727 Elm Hill Pike, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 5 day of February, 2025.

GRANTOR:

WPS REAL ESTATE, LLC,
a Tennessee limited liability company

By: _____
Name: Craig Buffkin
Title: Manager

STATE OF TENNESSEE)

COUNTY ~~OF~~ Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Craig Buffkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of **WPS REAL ESTATE, LLC**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 5th day of February, 2025.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 3-3-2026

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

EXHIBIT A

(Permitted Exceptions)

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 20010409-0034499, in the Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants, Metropolitan Industrial Park, Inc., by Metropolitan Industrial Park, Inc., a Tennessee Corporation, of record in Book 4214, Page 851; as affected by Restrictive Covenants Metropolitan Industrial Park in Book 4392, Page 307; Restrictive Covenants for Metropolitan Industrial Park in Book 4672, Page 192, in the Register's Office for Davidson County, Tennessee.

4. Terms and provisions of Easement Deed, by and between Fortune-Nashville Company No. 2, a partnership and Shoney's Big Boy Enterprises, Inc., a corporation, its successors and assigns, of record in Book 5084, Page 896, in the Register's Office for Davidson County, Tennessee.

5. Terms and provisions of Declaration of Easements, by and between Shoney's Inc., a Tennessee corporation and Commissary Operations, Inc., a Tennessee corporation, of record in Instrument No. 20010614-0063122, in the Register's Office for Davidson county, Tennessee.

6. Terms and provisions of Declaration of Easements, by Shoney's Inc., a Tennessee corporation and Donald Keith Hall, Instrument No. 20030320-0036789, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on 2 / 4 / 2025

Bainbridge Dillion
Affiant Signature

Date: 2 / 6 / 2025

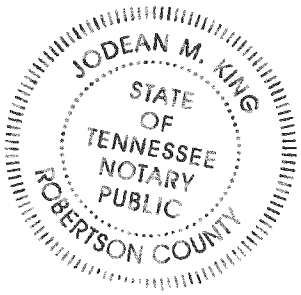
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February 2025 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 2 / 6 / 2025