WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/03 15:22 3pgs
Fees:18.00 Taxes:6756.20

20030605-0078005

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,826,000.00 WHICH IS PAID TO A QUALIFIED INTERMEDIARY AS PART OF A 1031 DEFERRED EXHANAGE.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robinson Properties, LP & Lineberry Properties, Inc.		Map 161
(NAME)	(NAME)	Parcel 278
116 Lineberry Blvd., Ste. 301	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KWL INVESTMENTS, LLC, a Washington limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBINSON PROPERTIES, LP AND LINEBERRY PROPERTIES, INC.,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED "EXHIBIT A"

Being the same property conveyed to KWL Investments, LLC, a Washington limited liability company by Special Warranty Deed from Jack in the Box Eastern Division, L.P., a Texas limited partnership of record in Instrument No. 20011211-0136843, Register's Office of Davidson County, Tennessee.

Davidson County property taxes for 2003 and subsequent years are hereby assumed by the Grantee.

Subject to all matters as shown on plat of record in Instrument No. 200002070012628, Register's Office of Davidson County, Tennessee.

Subject to Declaration of Reciprocal Easements and Restrictions as shown of record in Instrument No. 20010105-0001952, as amended in Instrument No. 20010222-0016791 and further amended in Instrument No. 20010403-0031936, Register's Office of Davidson County, Tennessee.

Subject to Hazardous Substances Certificate as shown of record in Instrument No. 20011211-0136847, Register's Office of Davidson County, Tennessee.

Subject to Reciprocal Easement Agreement as shown of record in Book 10863, Page 74, as amended in Instrument No. 20010403-0031935, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement as shown of record in Book 11434, Page 909, and Instrument No. 20010410-0035029, Register's Office of Davidson County, Tennessee.

Subject to Easement for Water Mains and Appurtenances as shown of record in Book 6416, Page 937, Register's Office of Davidson County, Tennessee.

Subject to Drainage Easement in favor of State of Tennessee as shown of record in Book 7913, Page 755, Register's Office of Davidson County, Tennessee.

Subject to Memorandum of Lease from KWL Investments, LLC, a Washington limited liability company to Jack in the Box Eastern Division, L.P., a Texas limited partnership of record in Instrument No. 20011211-0136844, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 471 Old Hickory Boulevard, Brentwood, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 2nd day of June, 2003.

Investment Property Exchange Services, Inc.

By: Kent Landers
Kent Landers, Owner/Member

MEMBER

STATE OF WASHINGTON

COUNTY OF Clark

Before me, the undersigned Notary, personally appeared Kent Landers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be owner/member of KWL Investments, LLC, the within named bargainor, a limited liability company, and that such owner/member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the KWL Investments, LLC as owner/member.

Witness my hand and official seal at Vancouver, Washington this 2nd day of June, 2003.

Commission expires: 6/20/07

JOHN DEREK FEDERINKO
STATE OF WASHINGTON
NOTARY — • — PUBLIC
MY COMMISSION EXPIRES 06-20-07

Notary Public

EXHIBIT "A"

The land referred to in this commitment is situated in the State of Tennessee, County of Davidson and is described as follows:

Being land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, located generally south of Old Hickory Boulevard and west of Edmondson Pike, being Lot 1, Revision One, Resubdivision of Lot 2, First Revision of Edmondson Crossing Shopping Center as of record in Instrument No. 200002070012628, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin found in the southerly right-of-way line of Old Hickory Boulevard at the northeast property corner of Alan D. Revelette and Candace Revelette as of record in Deed Book 11145, page 533, R.O.D.C., also being the northwest corner of the herein described lot;

Thence, with the southerly right-of-way line of Old Hickory Boulevard the following three calls:

S48°05'31"E, 29.19 feet to an iron pin found;
S51°17'49"E, 127.98 feet to a pk nail found;
S49°27'22"E, 103.37 feet to a northwest corner of Lot 2 of the above mentioned plan;

Thence, leaving said southerly right-of-way line of Old Hickory Boulevard with the westerly and northerly property line of said lot two the following three calls:

S07°40'11"W, 104.68 feet;
S17°38'07"E, 21.18 feet;
S89°05'38"W, 227.92 feet to the southwest corner of the herein described Lot 1 and being in the easterly line of Revelette;

Thence, with said easterly line of Revelette, N06°46'57"E, 194.46 feet;
Thence, N06°56'50"E, 101.90 feet to the point of beginning.
Containing 46,123 square feet or 1.06 acres, more or less.

Being the same property conveyed to KWL Investments, LLC by deed from Jack in the Box Easter Division, L.P., of record as Instrument No. 20011211-0136843 in the Register's Office for Davidson County, Tennessee.

Together with easements for ingress and egress to the subject property as set out in the Reciprocal Easement Agreement of record in Book 10863, page 74, said Register's Office, as amended by Amendment to Reciprocal Easement Agreement of record as Instrument No. 20010403-0031935, in the Register's Office for Davidson County, Tennessee.