GENERAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 16:01 2 pgs
Fees:13.00 Taxes:9250.00

20060720-0087980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: Exp. 8/9/09

(AFFIX SEAL)

CHRISTINE LUND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yap Investments LTD	New Owner	
(NAME) c/o G. Katz	(NAME)	145-10-51
230 Park Avenue, Suite 422		
(ADDRESS) New York, NY 10169	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RKP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **YAP INVESTMENTS LTD, A DELAWARE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Nashville, Davidson County, Tennessee. City of Forest Hills, as shown on Property Tax Map 145-10, Parcel 51 and being more particularly described as follows:

Beginning at an iron pin on the north right of way of Otter Creek Road at the Southwest corner of the Otter Creek Church of Christ property, as recorded in Deed Book 10621 Page 891 and 20000913-0091250.

Thence; with Otter Creek Road North 86° 23' 11" West, 250 feet to an iron pin at the southeast corner of the Patricia Conner property as recorded in Deed Book 20031112-0165353 and Plat Book 4060 Page 165.

Thence; leaving Otter Creek Road and with the east line of Conner North 11° 30' 00" East, 657.86 feet to an iron pin on the south line of Brigid Ann Heights as recorded in Plat Book 4660 Page 149.

Thence; South 84° 16' 03" East, 250 feet to an iron pin at the Northwest corner of the Otter Creek Church of Christ Property.

Thence; South 11° 35' 49" West, 648.69 feet to the point of beginning and containing 3.72 acres according to a survey by Jason Smith of Smith Land Surveying RLS 1961 dated March 5, 2004.

Being the same property conveyed to RKP, LLC, a Tennessee limited liability company by deed from Sara E. Mayo, unmarried, of record as Instrument No. 20040223-0020308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) Title to that portion of said land lying within the bounds of Otter Creek Road; (c) Easement of record in Book 3898, page 312, Register's Office for said County; and (d) All matters as shown on the survey by Smith Land Surveying, Jason F. Smith, Surveyor, RLS No. 1961, dated March 5, 2004, Job No. 04-JS-026.

unimproved ☐

This is improved ☒ property, known as 1224 Otter Creek Road, Nashville, TN 37215

(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 my hand this 19 day of July, 2006.

RKP, LLC,
a Tennessee limited liability company

By: _____
J. Kelvin Pennington, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. KELVIN PENNINGTON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chief Manager** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19 day of July, 2006.

_____
Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07