RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/07 14:53 2 pgs
Fees:13.00 Taxes:1221.00
20070112-0005436

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trust Development, LLC	Samer	
(NAME)	(NAME)	
1239 Adam Street		Map 82-5
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		Parcel 30 & 31
(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, **DC DEVELOPMENT, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TRUST DEVELOPMENT, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Numbers 85 & 86, on the Plan of D. T. McGavock's Plan of 98 Lots in North Nashville, of record in Plat Book 21, page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Lot No. 85 is commonly known as 1702 5th Avenue North, Nashville, Tennessee.
Lot No. 86 is commonly known as 1700 5th Avenue North, Nashville, Tennessee.

Being the same property conveyed to DC Development, LLC from John N. Kawinzi, by Warranty Deed dated 07/07/05, recorded 07/11/05, in Instrument No. 20050711-0079688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☒

This is improved property, known as 1700 & 1702 5th Ave. N., Nashville, TN 37208

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 10th day of January, 2007.

DC Development, LLC

By: Randy E. Chance

Randy E. Chance – Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Randy E. Chance, 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 Chief Manager of DC Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee on this 10th day of January, 2007.

Commission expires:

1/26/08

Notary Public

CHRISTIE G. JAMES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.