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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/07 13:06 2 pgs
Fees:13.00 Taxes:11100.00
20070629-0077940

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

NOTARY PUBLIC A Waddell
AT LARGE Notary Public

MY COMMISSION EXPIRES: 11/24/07

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Highpoint Investors LLC	Highpoint Investors LLC	Map 181-00-0, Parcel 46.00
(NAME) 6121 Nolensville Road	(NAME)	
(ADDRESS) Nashville, TN 37211	(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, **Shabbir S. Bahora and wife, Zarina S. Bahora**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Highpoint Investors, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 6640 Nolensville Road, Brentwood, TN 37027
(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 28th day of June, 2007.

Shabbir S. Bahora

Zarina S. Bahora

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Shabbir S. Bahora and wife, Zarina S. Bahora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath they are the bargainors, and they as such bargainors executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2007.

Commission expires: 11/24/07

A Waddell
Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

EXHIBIT A

Land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof, made by Stephen A. Draper, Surveyor, dated 1/3/55, as follows:

Beginning at a point in the center line of Nolensville Pike opposite a stake being the most westerly corner of a triangular tract of land conveyed to R. S. McCallister and wife, by deed from Leslie Boyd Jones and wife, of record in Book 1555, page 447, Register's Office for said County; thence along the center line of Pike North 44 deg. 34' West 589 feet to a point opposite a stake, the southwest corner of the land conveyed to L. C. Irwin and wife, by deed from Leslie Boyd Jones and wife, of record in Book 1581, page 93, said Register's Office; thence along Irwin's southerly line and along a fence, North 52 deg. 20' East 1344.5 feet to a sake, a corner of Irwin lands in the westerly line of the lands of John B. Hill in a fence line; thence along Hill's line and along said fence, South 11 deg. 34' West 758.5 feet to a stake, said McCallister's most easterly corner; thence with McCallister's line South 45 deg. West, along a fence, 706 feet to the beginning and containing 12 acres, more or less.

Being the same property conveyed to Shabbir S. Bahora and wife, Zarina S. Bahora by deed from Len P. Barr and wife, Beverly Barr dated 1/3/86, of record in Book 6762, page 837, Register's Office for Davidson County, Tennessee

This is the same legal description as used in the prior Deeds.

Subject to taxes for 2007 and subsequent years, which are a lien not yet payable; to the right-of-way of Nolensville Road; to the rights and claims of parties in possession and to any and all leases not of public record.

