File No. 20070242

WARRANTY DEED

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2007.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
French Landing Investors, LLC	New Owner	18-12-48
(NAME)	(NAME)	
0 North Main Street Street	P.O. Box 426	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Joelton, TN 37080	
(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, Valley View Mobile Home Parks, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO French Landing 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 0 North Main Street Street, Goodlettsville, TN 37072

(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 my hand this 2nd day of August, 2007.

Davidson County DEEDWARR
Recvd: 08/13/07 09:56 2 pgs
Fees:13.00 Taxes:762.20
20070813-0096381

Valley View Mobile Home Parks, LLC

By: _____
Chad Marshall Ray, Chief Manager

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chad Marshall Ray with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the Chief Manager of Valley View Mobile Parks, LLC, the within named bargainor, and limited liability company, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Chad Marshall Ray as such Chief Manager.

Witness my hand and official seal on August 2, 2007.

Lura Brady
Notary Public
My Commission Expires: _____

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

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EXHIBIT A

A tract of land in the 10th Civil District of Davidson County, Tennessee, in the City of Goodlettsville at the northwest quadrant of the intersection of U.S. Highway 41 and 31, and the L & N Railroad and being more fully described as follows:

BEGINNING at a concrete monument on the west margin of the U.S. Highway 41 and 31, and on the north right of way of the L & N Railroad thence,

N 57 deg. 08 min. 57 sec. W a distance of 700.57 feet with the north right of way of the L & N Railroad to iron pin; thence,

N 70 deg. 10 min. 33 sec. E a distance of 533.51 feet to an iron pin on the west margin of U.S. Highway 41 and 31; thence,

Southerly with a curve to the right having a radius of 1875.00 feet and a central angle of 14 deg. 29 min. 06 sec. (chord bearing and distance of S 9 deg. 50 min. 23 sec. E 172.76 feet) a distance of 474.02 feet with the west margin of U.S. Highway 41 and 31 to an iron pin; thence, S 3 deg. 31 min. 15 sec. E, a distance of 95.33 feet with the west margin of U.S. Highway 41 and 31 to the point of beginning and containing 3.58 acres.

Being part of the same property conveyed to Valley View Mobile Home Parks, LLC by deed from Citifinancial Mortgage Company, Inc., f/k/a First Family Financial Services, Inc., dated March 31, 2004 and recorded on May 10, 2004 as Instrument Number 20040510-0053073, Register's Office, Davidson County, Tennessee.

Subject to an Ingress/Egress easement of record in Book 6393, Page 452, said Register's Office.

Subject to an easement of record in Book 6678, page 696, said Register's Office.

Subject to Lease Agreement of record as Instrument 20040826-0103372, said Register's Office

Subject to easement for the flow of the waters of any river or creek on the land and the rights of the public therein.

Subject to rights of upper and lower riparian owners to the flow of the waters of any river or creek on the land, free from diminution or pollution.

Subject to changes in the boundary of the land resulting from erosion or accretion caused by the flow of any river or creek along any portion of the boundary.

Subject to the charter right of way of the railroad adjacent to the land.