PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090074511 DEEDWARR
Recvd: 11/02/09 14:03 3 pgs
Fees:18.00 Taxes:1017.50
20091102-0101035

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50268
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Utah Holdings, LLC 1970 Oakcrest Avenue Suite 118 Roseville, Minnesota 55113	SAME

TAX MAP-PARCEL NUMBERS: 10304037100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robin J. Kaye, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Utah Holdings, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 78 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for said County.

Said part of Lot No. 78 fronts 75 feet on the southerly margin of Utah Avenue, formerly seventh Street, and extends back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Robin J. Kaye, by warranty deed from Nicholas White and Lillian Achord, dated April 16, 1986 and recorded on April 28, 1986 of record in Book 6839, page 887, Register's Office for Davidson County, Tennessee.

Tom Deluca, spouse of Robin J. Kaye, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 61, said Register's Office. Easement for Storm Sewers and/or Sanitary Sewers to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4436, page 297, said Register's Office.

This is improved property, known as: 4009 Utah Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2009.

Robin J. Kaye

Tom Deluca

State of CALIFORNIA

County of _____

See Attached For Notary

On this _____ day of October, 2009 , before me the undersigned authority, personally appeared Robin J. Kaye and Tom Deluca, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Sworn and subscribed before me this the 30th day of October, 2009

DEBORAH M. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-8-2013

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On Oct 29, 2009 (Date) before me, Lori Kramer, Notary Public (Here Insert Name and Title of the Officer),
personally appeared Robin J. Kaye and Tom Beluca (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Lori Kramer (Signature of Notary Public)

LORI KRAMER
Commission # 1674880
Notary Public - California
Los Angeles County
My Comm. Expires Jun 13, 2010

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 10/29/09 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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