BILL GARRETT, Davidson County
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This Document Was Prepared by:
John Earl Buttolph Esq.
5020 Campus Drive
Newport Beach, CA 92660

After Recording Please Return to:

Send tax statement to grantee

Record and Return to:
Karen Kirspel
Fidelity National Title
200 Galleria Pkwy SE Ste 2060
Atlanta, GA 30339

WARRANTY DEED

WARRANTY DEED, made this 9th day of December, 2009 by and between LFR LEBANON ROAD LLC, a Tennessee Limited Liability Company with an address of 16 Morning View Drive, Newport Beach, CA ("Grantor"), and IVY TSOU, a single woman ("Grantee"), with an address of 220 Dover Street, Los Gatos, CA.

THE GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in Davidson County, Tennessee, described as follows (enter legal description):

PARCEL ONE: (86-1-73)

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of Lot 3, Hermitage Commercial Park, as shown on Plat of record in Book 6250, page 898, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to LFR Lebanon Road, LLC, a Tennessee limited liability company by Deed from Mrs. Winners LP, a Georgia limited partnership of record in Instrument No. 20060512-0056099 and Instrument No. 20060512-0056100, Register's Office for Davidson County, Tennessee.

END OF DESCRIPTION

Also known as street and number: 3440 Lebanon Road, Hermitage, TN 37076
Tax Parcel ID# 86-1-73

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth the attached Exhibit A; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

GRANTOR:
LFR LEBANON ROAD, LLC a Tennessee limited Liability Company

By:
Name: John Tsern
Title: Manager

ATTACH NOTARY ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On Dec. 10th, 2009 before me, Janice Lynn Morris
(Here insert name and title of the officer)

personally appeared John Tsern

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.

Janice Lynn Morris
Signature of Notary Public

(Notary Seal)

JANICE LYNN MORRIS
Commission # 1772776
Notary Public - California
Orange County
My Comm. Expires Oct 12, 2011

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 12/10/09

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

STATE OF TN
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 700,000.00

Affiant

Subscribed and sworn to before me, this the 12th Day of Jan 2010

Notary

J. NICOLE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 3, 2011