BILL GARRETT, Davidson County
Trans:T20100082309 DEEDWARR
Recvd: 12/30/10 13:52 3 pgs
Fees:18.00 Taxes:1554.00



20101230-0103995

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 22581-7
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
1120 LLC 4124 Tapperty Circle Charlotte, NC 28226	New Owner	Map 120-06 Parcel 045

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, FIFTH THIRD BANK, an Ohio banking corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 1120 LLC, a North Carolina limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the First Revision Resubdivision, Lot 2, Sky Harbor Subdivision of record in Plat Book 6200, Page 398, Register's Office for Davidson County, Tennessee, to which plat description is hereby made for a more particular description.

BEING the same property conveyed to Fifth Third Bank, an Ohio banking corporation, by Successor Trustee's Deed from Miranda R. Christy, Successor Trustee, of record in Instrument Number 20101109-0089886, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 1280 Murfreesboro Pike, Nashville, Tennessee 37217.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28 day of December 2010.

FIFTH THIRD BANK
an Ohio banking corporation

By: Shirley Duckworth
Shirley Duckworth, Vice President

STATE OF GEORGIA
COUNTY OF GWINNETT

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shirley Duckworth, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Vice President of Fifth Third Bank, an Ohio banking corporation, the within named bargainor, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal at Duluth, GEORGIA ~~North Carolina,~~ this 28th day of December, 2010.

Notary Public
My Commission Expires: 8-19-11

LINSEY WALIMAA Notary Public GWINNETT COUNTY, GEORGIA MY NOTARY ID EXPIRES 08-19-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me this 29 day of December, 2010.

Notary Public
My commission expires 2/24/13

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2011 and subsequent years, a lien not yet due and payable.

(b) Matters shown on the plan of record in Book 6200, Page 398, Register's Office for Davidson County, Tennessee.

(c) Lack of direct access to the controlled access highway as set out in Book 4037, Page 973, Register's Office for Davidson County, Tennessee.

(d) Lack of direct access to Murfreesboro Road.

(e) Rights of others in and to the use of an appurtenant non-exclusive 30 foot ingress & egress easement shown and located along the southern and southeastern boundary of the tract described herein on the plat recorded in Plat Book 6200, Page 398, Register's Office for Davidson County, Tennessee.

(f) Rights of others in and to the use of an appurtenant non-exclusive 20 foot ingress & egress easement shown and located along, and partially within, the northeastern boundary of the tract described herein on the plat recorded in Plat Book 6200, Page 398, Register's Office for Davidson County, Tennessee.