BILL GARRETT, Davidson County
Trans:T20110006909 DEEDWARR
Recvd: 02/02/11 15:21 3 pgs
Fees:18.00 Taxes:4740.07

20110202-0009495

This Instrument Prepared by:

LAW OFFICE OF BRAD SCARBROUGH, PLC
5214 Maryland Way, Suite 207
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
P.O. Box 2142 Brentwood, TN 37027	Same as New Owner	149.03-0E-004.00-C0 And a portion of 149.03-0E-002.00-C0

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,281,100.00. (Consideration for p/o Lot 2 is $808,500.00 and consideration for Lot 4 is $472,600.00.)

Affiant

Subscribed and sworn to before me this 9th day of November, 2010.

My Commission Expires: 3-3-14

Notary Public

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RIBO, LLC, a Tennessee limited liability company** (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto **Murfreesboro Edge-O-Lake, LLC, a Tennessee limited liability company** (hereinafter "Grantee"), its successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED

THIS CONVEYANCE is made subject to all applicable restrictions, easements, setback lines, conditions and limitations of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 4 and a portion of Lot 2 of the Shoppes of Dover Glen located in the Nashville, Tennessee.

TO HAVE AND TO HOLD the said property, with the hereditaments, appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and it has full power, authority and right to convey the same and that said property is free from all encumbrances.

AND Grantor does further covenant and bind itself, its heirs and assigns to forever warrant and defend the title to said land to Grantee, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on this 9th day of November, 2010.

RIBO, LLC,
A Tennessee limited liability company

By: Angela C. Marshall
Its: Chief Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Angela Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Member of RIBO, LLC, a Tennessee limited liability company, the within named bargainor, and that she in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as Owner.

Witness my hand and official seal in _____, Tennessee, this ____ day of November, 2010.

NOTARY PUBLIC

My Commission Expires: 1/16/2011

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY POLLARD

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot 2 on the Revision 1 of The Shoppes of Dover Glen of record as Instrument No. 20090325-0026888, Register of Deeds Office of Davidson County, Tennessee, and being the same lot conveyed to RIBO by Instrument No. 20091019-0096296, Register of Deeds Office of Davidson County, Tennessee;

SAVE AND EXCEPTING, the Right-of-Way dedication along Murfreesboro Pike as shown on Revision 2 of The Shoppes of Dover Glen of record as Instrument No. 201000813-0065095, Register of Deeds Office of Davidson County, Tennessee.

AND

Being Lot 4 on the Final Plat of The Shoppes of Dover Glen or record as Instrument No. 20090323-0026016, Register of Deeds Office of Davidson County, Tennessee, and being the same lot conveyed to RIBO by Instrument No. 20091019-0096296, Register of Deeds Office of Davidson County, Tennessee;

SAVE AND EXCEPTING, the Right-of-Way dedication along Lakevilla Drive as shown on Revision 2 of The Shoppes of Dover Glen of record as Instrument No. 201000813-0065095, Register of Deeds Office of Davidson County, Tennessee.

[At the time of this conveyance, Murfreesboro Edge-O-Lake, LLC owns and is possession of Lots 1, 3 and 4 on the Final Plat of The Shoppes of Dover Glen of record as Instrument No. 20090323-0026016, Register of Deeds Office of Davidson County, Tennessee, as amended by the Revision 1 of The Shoppes of Dover Glen or record as Instrument No. 20090325-0026888, Register of Deeds Office of Davidson County, save and excepting the matters shown on Revision 2 of The Shoppes of Dover Glen of record as Instrument No. 20100813-0065095, Register of Deeds Office of Davidson County, Tennessee, and it is the intent of the parties hereto, that after this conveyance is completed, Murfreesboro Edge-O-Lake, LLC will own and be in possession of Lots 1, 2, 3, and 4 on Revision 2 of The Shoppes of Dover Glen of record as Instrument No. 20100813-0065095, Register of Deeds Office of Davidson County, Tennessee.]