RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

CORPORATE FORM

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th** day of **April, 2011,** by and between **VLB Holdings, LLC, a Tennessee Limited Liability Company**, party of the first part, and **Kurio Properties, LLC, a Tennessee Limited Liability Company**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville,,** County of **Davidson**, State of **TN**.

Lot 2, Hillmont Subdivision, as shown on plat of record in Plat Book 1424, Page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Parcel No.117-16-0-007.00

Being the same property conveyed to the Grantor herein by Warranty Deed of record at Instrument Number 20070608-0068840 and Scrivener's Affidavit of record at Instrument Number 20070621-0074327, all in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20110025994 DEEDWARR
Recvd: 05/03/11 10:19 3 pgs
Fees:18.00 Taxes:1258.00
20110503-0033719

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

VLB Holdings, LLC

Victor Bishara, Member

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victor Bishara,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Member** (or other officer authorized to execute the instrument) of **VLB Holdings, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Member**, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Member**.

WITNESS my hand and Notarial Seal at office this **29th** day of **April, 2011**.

Notary Public

My commission expires: _____

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

****

My Commission Expires NOV. 7, 2011

Property address:

1609 & 1611 Glen Echo

Nashville, TN 37215

Owner's name:

Kurio Properties, LLC

1405 Chickering Road

Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Kurio Properties, LLC

1405 Chickering Road

Nashville, TN 37215

This instrument prepared by:

Southern Trust Title Company

6465 Quail Hollow, Suite #401

Memphis, TN 38120

File No.: 11041902

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$340,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **29th** day of **April, 2011**.

Notary Public

My Commission Expires:

CHRISTINE L. LYND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires OCT 21, 2013

(FOR RECORDING DATA ONLY)