WARRANTY DEED

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16304

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I & M, LLC	I & M, LLC	14712010300
(NAME)	(NAME)	
17 Castlewood Ct	17 Castlewood Ct	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville, TN. 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Providence Hall Associates Limited Partnership, a Virginia limited partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO I & M, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal

Being the same property conveyed to Providence Hall Associates Limited Partnership, a Virginia limited partnership, by deed of record in Book 10949, Page 710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4647 Nolensville Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of June, 2011.

Providence Hall Associates Limited Partnership, a Virginia limited partnership

By:

Providence Hall Associates Limited Partnership, a Virginia limited partnership

BILL GARRETT, Davidson County
Trans:T20110042341 DEEDWARR
Recvd: 07/14/11 09:31 3 pgs
Fees:18.00 Taxes:4440.00
20110714-0053818

STATE OF Virginia

COUNTY OF Loudoun

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Victor Guerrero with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Manager of Lake Shore Family LLC, General Partner of Providence Hall Associates Limited Partnership, a Virginia limited partnership and the he as such Manager of Lake Shore Family, LC, General Partner of Providence Hall Associates LP executed the foregoing instrument for the purposes therein contained, by signing the name of Providence Hall Associates Limited Partnership, a Virginia limited partnership by himself as Manager of Lake Shore Family LLC, General Partner of Providence Hall Associates Limited Partnership

Witness my hand and official seal at Loudoun, Virginia this 29th day of June, 2011.

Commission expires:

01/31/2011

Notary Public

KEILA UJUETA
NOTARY PUBLIC
REG #344375
COMMONWEALTH OF VIRGINIA

EXHIBIT A

WILLIAMSBURG III SHOPPING CENTER

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee being known as Lot No. 1 on the Plan of Nolensville Road Commercial Park, Section 2 as of record in Plat Book 5190, page 787, Register's Office for Davidson County, more particularly described as follows:

Beginning at a point situated in the westerly margin of Nolensville Pike, said point being the northeast corner of the property conveyed to Commerce Union Bank of record in book 5466, page 372, R.O.D.C., Tennessee, said point being the southeast corner of the property herein described.

Thence leaving said road, S 41deg53min45sec W, a distance of 236.00 feet to an iron rod situated in the northerly line of the property conveyed to the Nashville Swim Club of record in book 3701, page 282, R.O.D.C., Tennessee;

Thence, around a curve to the left having a central angle of 6deg28min35sec, a radius of 2344.42 feet a length of 265.00 feet to an iron rod;

Thence, along the easterly line of the property conveyed to Derby Self Storage of record in book 10012, page 317 R.O.D.C., Tennessee, N 41deg52min19sec E, a distance of 237.37 feet to the margin of Nolensville Pike;

Thence, along said road and around a curve to the right having a central angle of 5deg53min03sec, a radius of 2580.42 feet, a total distance of 265.00 feet to the point of beginning and containing 1.44 acres of land or 62540.07 square feet of land more or less.