BILL GARRETT, Davidson County
Trans:T20110072019 DEEDWARRSP
Recvd: 11/15/11 10:11 4 pgs
Fees:23.00 Taxes:925.00
20111115-0089138

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
CEDAR CREEK PROPERTY 315 W. CLARK BOULEVARD MURFREESBORO, TN 37129	CEDAR CREEK PROPERTY 315 W. CLARK BOULEVARD MURFREESBORO, TN 37129

FOR AND IN CONSIDERATION OF THE SUM OF Seventy Thousand Four Hundred and 00/100 Dollars ($70,400.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, REGIONS BANK, an Alabama Banking Corporation (herein, "Grantor"), whose address is 1900 Fifth Avenue, Birmingham, AL 35203, hereby sells, transfers and conveys to CEDAR CREEK PROPERTY (herein, "Grantee"), whose address is 315 W. Clark Boulevard, Murfreesboro, TN 37129, all of Grantor's interest in and to the following described real property located in ~~Williamson~~ Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1419 Richland Woods Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 7th day of November 2011.

GRANTOR:

Regions Bank, an Alabama Banking Corporation

By: Wade Parker
Printed Name: Wade Parker
Title: Senior VP

PIN NO: 159 06 0A 010.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wade Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Sr. V.P. of Regions Bank, an Alabama Banking Corporation, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 7th day of Nov., 2011.

[Affix Notary Seal]

Catherine L. Hollifield
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/29/2012

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF COFFEE

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00.

GRANTEE

Grantee signature _____

Cedar Creek Property
Printed name: NICK SOHRABI
Title: PARTNER

Subscribed and sworn to under oath before me, this 9TH day of NOVEMBER, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/2015

JONATHAN R. BUNN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 10 ON THE FINAL PLAT OF RICHLAND WOODS SUBDIVISION, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20051128-0142574 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 20090127 at Page 0007033 on 1/27/2009.

PIN NO: 159 06 0A 010.00

STREET ADDRESS:
1419 RICHLAND WOODS LANE, BRENTWOOD, TN 37027