NEW OWNER:

COPPER, LLC
2615 ELM HILL PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel #09500010700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 11-0833

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110076251 DEEDWARR
Recvd: 12/02/11 14:02 3 pgs
Fees:18.00 Taxes:6105.00
20111202-0094173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Six Hundred Fifty Thousand and 00/100 Dollars ($1,650,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIVAN HIRA, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **COPPER, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, being Lot No. 5, on the Plan of Perimeter Place, Section 4, as shown on the plat of record in Plat Book 5190, page 735, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jivan Kira, LLC, by quitclaim deed from Jivan Hira Partnership, date July 9, 1998, of record in Book 11017, Page 468, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **2615 ELM HILL PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5190, Page 735, and any and all restrictions, existing roadways, easements and rights-of-way of record.

FURTHER, THIS CONVEYANCE is specifically made subject to that certain mortgage made by Grantor in favor of Pioneer Title Agency Embassy National Bank evidenced by the Deed of Trust of record in Instrument No. 20010601-0041549, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of November, 2011.

JIVAN HIRA, LLC

By: _____
RAMESH SURATI, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RAMESH SURATI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Member** of **JIVAN HIRA, LLC,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company, by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 30th day of November, 2011.

Tina Dyer

NOTARY PUBLIC

My commission expires: 2/3/2013

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$1,650,000.00**.

Maureen Young

AFFIANT

Sworn to and subscribed to before me this 30th day of November, 2011.

Tina Dyer

NOTARY PUBLIC

My commission expires: 2/3/2013

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY