BILL GARRETT, Davidson County
Trans:T20120025686 DEEDWARR
Recvd: 04/09/12 14:12 3 pgs
Fees:18.00 Taxes:370.00
20120409-0030144

Address of New Owner:	Send Tax Bills To:	MAP & PARCEL
Frem Investments Nashville, LLC 240 N. Beverly Drive, Suite 300 Beverly Hills, CA 90210	Same	163 02 OB 138.00 CO

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED THOUSAND U.S. DOLLARS ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, We, **FREM INVESTMENTS LOS ANGELES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **FREM INVESTMENTS NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** GRANTEE herein, Their heirs and assigns, a certain, tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 130, on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by plat appearing of record as Instrument No. 20050706-0077601 and corrected by surveyor's certificate of correction of record as Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048, and amended by Ratification, Dedication and Adoption of Plat of record as Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots.

Being the same property conveyed to Regal Homes, Inc., by Substitute Trustee's Deed of record as instrument number 20090925-0089406, said Register's Office of Davidson County, Tennessee and corrected by Scrivner's Affidavit as recorded instrument 20100312-0019071 Register's Office for Davidson County, Tennessee.
And further conveyed to FREM INVESTMENTS LOS ANGELES,LLC by deed of record as instrument number 20100407-0026263,said Register's Office KM

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20061031-0135165 with Supplemental Restrictions of record as Instrument No. 20070509-0055919, said Register's Office;

Easement(s) of record as Instrument No. 20061117-0143185, said Register's Office;

Matters shown on the Plan of record as Instrument No. 20050706-0077601, corrected as Instrument Nos. 20050725-0086047 and 20050725-0086048, ratified and adopted as Instrument No. 20050923-0114416, said Register's Office;

This property is commonly known as 644 Pippin Drive, Unit 130, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, Their heirs and assigns, forever. And We do covenant with the said GRANTEE 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 and to the said GRANTEE, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 20th day of March, 2012.

Frem Investments Los Angeles, LLC
Gabriel Frem, Manager

State of California
County of Los Angeles

On March 20, 2012, before me, Ariella Silver, Notary Public, personally appeared Gabriel Frem, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

NOTARY SEAL

Signature of Notary Public

ARIELLA SILVER
Commission # 1965648
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2016

Commission Expires: Feb. 1, 2016

OATH OF CONSIDERATION

The actual consideration for this transfer or value of property (whichever is greater) is $100,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Gabriel Frem, AFFIANT

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 20 day of March, 2012, by Gabriel Frem, proved to me on the basis of satisfactory evidence to be the person~~(s)~~ who appeared before me.

Notary Public Signature

Commission Expires: Feb 1, 2016

Notary Seal

ARIELLA SILVER
Commission # 1965648
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2016