# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053112 DEEDWARR
Recvd: 07/19/12 09:11 2 pgs
Fees:13.00 Taxes:120.25

20120719-0063425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$32,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South, 2nd Floor**
**Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **SDIA Holdings, LLC** | **Same As Owner** | **MAP 95-11** |
| (NAME) **1110 Meadow Court** | (NAME) | **PARCEL 200.00** |
| (ADDRESS) **Decatur, IL 62521** | (ADDRESS) | |
| (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, **LARIMORE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SDIA HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY,** 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:

Tract I:
Land in Davidson County, Tennessee, being knows as Reserved Parcel F, on the Plan of the Atrium, Phase Two, Part One, as of record in Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II:
Land in Davidson County, Tennessee, being knows as Reserved Parcel C, on the Plan of the Atrium, Phase Two, Part One, as of record in Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract III:
Land in Davidson County, Tennessee, being known as Reserved Parcel B, on the Plan of the Atrium, Phase Two, Part One, as of record in Book 6250, page 81 & 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract IV:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Revision of Lots 1, 2, & 4 of the Atrium, Phase One, as of record in Book 6250, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract V:
Land in Davidson County, Tennessee, being shown as the Landscaping Strip Reserved, on the Plan of the Atrium, Phase One, of record in Book 5200, page 538, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Rippy, Trustee, by General Warranty Deed from Henry C. McCall, Trustee, filed for record August 10, 1992 in Book 8697, page 842, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Larimore Partnership, a Tennessee general partnership by Quitclaim Deed from Jeffrey L. Rippy, Trustee of record in Instrument No. 20120719 0063425, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 6250, page 84, said Register's Office; (c) Restrictive covenants contained in Book 6306, page 80 and amended in Book 6363, page 442, said Register's Office; and (d) Charter of record in Book 6356, page 787 and amended in Book 6399, page 955, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **2318 Atrium Way, Nashville, TN 37214**

(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 12th day of July, 2012.

Larimore Partnership, a Tennessee general partnership

By: James R. Hewgley

James R. Hewgley, Partner

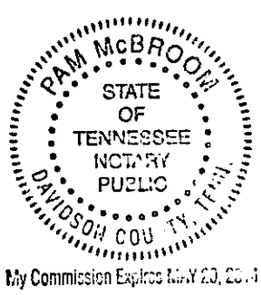
**ACKNOWLEDGMENT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, James R. Hewgley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of Larimore Partnership, (the "Company") the within named bargainor, a Tennessee general partnership, and that as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Partner.

Witness my hand and official seal at Nashville, Tennessee this 12th day of July, 2012.

Commission expires:




My Commission Expires May 20, 2013

Pam McBroom

Notary Public