WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-TRH-12-1306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A & C Investments, LLC	A+C Investments, LLC	
1306 Lillian Street (ADDRESS)	1013 Glessner Drive (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Spring Hill, TN 37174 (CITY) (STATE) (ZIP)	83-13-147.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LSP, L.L.C., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto A & C INVESTMENTS, LLC AND TENNESSEE REGIONAL HOLDING, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 115, PLAN OF EAST EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 147, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DAVID S. ENGSTROM TO LSP, L.L.C. AS RECORDED ON THE 5TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070605-0067094 AND WARRANTY DEED FROM JIM A. ATTAR AND MASOUD MESHKAT TO DAVID S. ENGSTROM AS RECORDED ON THE 26TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060626-0075880, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1306 Lillian Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120062240 DEEDWARR
Recvd: 08/21/12 08:42 2 pgs
Fees:13.00 Taxes:244.20
20120821-0074814

Witness my/our hand(s) this 14th day of August, 2012.

LSP, L.L.C.

By: _____
Brendan C. Donelson, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of August, 2012, before me personally appeared Bendan C. Donelson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of LSP, L.L.C., the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of August, 2012.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903