THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Ruth Andrews Ghanem & Heller, PLLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120064264 DEEDWARR Recvd: 08/28/12 09:58 3 pgs Fees:18.00 Taxes:1069.30 20120828-0077504	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,000.00 Affiant Subscribed and sworn to before me, this 23rd day of August, 2012. Notary Public My Commission Expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

WARRANTY DEED

Address New Owner: Stafford Partners No. 1, L.P. 121 Lyle Lane Nashville, TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 106-14-0-160

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Ziady,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stafford Partners No. 1, L.P.** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Second Revised Plat of Commercial Park South, of record in Plat Book 4675, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description thereof.

Being part of the same property conveyed to GEORGE M. ZIADY, by deed from S C & T PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP (COMPOSED OF DAVID V. SIFFORD, GARY C. CORNSTUBBLE AND LAWSON L. TURK), of record as Instrument No. 199912200305075, dated December 16, 1999, said Register's Office.

Included with this conveyance are two (2) Easement Agreement(s) dated simultaneously herewith, of record as Instrument No. 20120828007750S and 20120828007750G Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This conveyance is further and expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

This is improved property located at 121 Lyle Lane, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2012.

George Ziady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **George Ziady**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of Agust, 2012.

JENNIFER S. GHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My Commission Expires: _____

EXHIBIT "A"

1. Matters shown on the Plan of record in Plat Book 4675, page 111, said Register's Office.

2. All matters shown on the plat of survey of R. Scott Tenn. RLS No. 1512, with Cherry Land Surveying, Inc. dated August 1, 2012

3. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.