WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

G-TRH-12-1209

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	new owner	
1013 Glessner Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		83-13-119.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:
BEING THE SOUTHERLY 103 FEET OF LOT NO. 103 ON THE PLAN OF EAST EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY.
SAID PART OF LOT NO. 103 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LILLIAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 103 FEET TO A DEAD LINE.

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. 20070605-0067095 AND WARRANTY DEED FROM SARA LOUISE BURNEY (AKA SARAH LOUISE BURNEY), AN UNMARRIED WOMAN TO DAVID S. ENGSTROM, AN UNMARRIED MAN AS RECORDED ON THE 5TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060905-0108776, 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 INCLUDING THOSE IN PLAT BOOK 21, PAGE 147; EASEMENT FOR SANITARY SEWER/DRAINAGE OF RECORD IN BOOK 8808, PAGE 807; EASEMENT FOR SEWER LINE OF RECORD IN BOOK 2106, PAGE 412; AND WATER LINE AGREEMENT OF RECORD IN BOOK 2106, PAGE 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1209 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:T20120064929 DEEDWARR
Recvd: 08/29/12 15:09 2 pgs
Fees:13.00 Taxes:296.00

20120829-0078215

Witness my/our hand(s) this 22nd day of August, 2012.

LSP, L.L.C.

By: _____
Brendan C. Donelson, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of August, 2012, before me personally appeared Brendan 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 22nd day of August, 2012.

_____
Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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