

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Investment Properties, LLC	NEW OWNER	18100004300; 181000274; 181000275
(NAME) 3350 Players Club Parkway, Suite 130	(NAME)	181100A26400CO
(ADDRESS) Memphis, TN 38125	(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,

NASHOAK, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

INVESTMENT PROPERTIES, LLC,

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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as Autumn Oaks, Nashville, TN
(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 our hands this 1st day of November, 2012.

Nashoak, LLC
By:
Chase Russell, CHIEF MANAGER

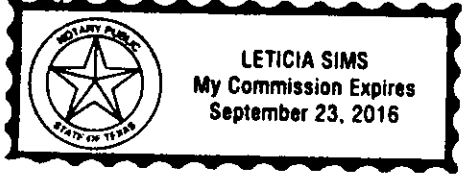
STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CHASE RUSSELL with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the CHIEF MANAGER of **NASHOAK, LLC**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **NASHOAK, LLC** by himself as CHIEF MANAGER.

Witness my hand and official seal at on this 1st day of November, 2012

Commission expires:



Notary Public

BILL GARRETT, Davidson County
Trans:T20120084869 DEEDWARR
Recvd: 11/06/12 12:41 4 pgs
Fees:23.00 Taxes:3145.00

20121106-0102427

EXHIBIT A

Tract One – Phases 5, 6, and 8

Autumn Oaks, Phase 5 & 6

Property located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described according to a boundary survey prepared by Wamble and Associates, P.L.L.C., dated May 19, 2006, as follows:

Beginning at a point on the South margin of Culbertson Road (R.O.W. varies), said point being a western corner of property conveyed to Shawn S. Touloeisani, as of record in Instrument Number 20020214-0019703, R.O.D.C., Tennessee, said point also being the northeast corner of the herein described property;

Thence, leaving said South margin and following the West boundary of said Touloeisani property South 03 degrees 04 minutes 05 seconds East, 49.41 feet to a point, said point being the Southwest corner of said Touloeisani property;

Thence, South 15 degrees 59 minutes 16 seconds West, 262.09 feet to a point, said point being the Northwest corner of Autumn Oaks Subdivision Phase Three, as of record in Instrument No. 20031029-0159380, R.O.D.C., Tennessee; thence, following the west boundary of said Autumn Oakes Phase Three South 27 degrees 21 minutes 23 seconds West 298.99 feet to a point, said point being the Northeast corner of Autumn Oaks Subdivision Phase Two, as of record in Plat Book 11700, Page 64, R.O.D.C., Tennessee.

Thence, following the North boundary of said Autumn Oaks Phase Two North 89 degrees 40 minutes 49 seconds West, 96.65 feet to a point;

Thence, following a curve to left having a central angle of 01 degrees 14 minutes 53 seconds, a radius of 420.00 feet, an arc length of 9.15 feet, and a chord bearing and distance of North 00 degrees 18 minutes 16 seconds West, 9.15 feet to a point;

Thence, South 89 degrees 04 minutes 18 seconds West, 199.94 feet to a point on the West Boundary of Autumn Oaks Subdivision Phase Four, as of record in Instrument No. 20020523-0062993, R.O.D.C. Tennessee;

Thence, following said West boundary South 63 degrees 04 minutes 59 seconds West 209.95 feet to a point;

Thence, South 38 degrees 45 minutes 59 seconds West, 139.60 feet to a point; Thence, South 20 degrees 07 minutes 00 seconds West, 148.71 feet to a point;

Thence, North 69 degrees 52 minutes 59 seconds West, 4.70 feet to a point;

Thence South 20 degrees 07 minutes 00 seconds West, 40.00 feet to a point;

Thence, South 24 degrees 27 minutes 10 seconds West, 80.22 feet to a point,

Said Point being the Northeast corner of property conveyed to Debbie S. Myers and Donna G. Myers, as of record in Deed Book 10462, Page 996, R.O.D.C., Tennessee;

Thence, leaving said West boundary and following the North boundary of said Myers property North 86 degrees 18 minutes 10 seconds West, 250.85 feet to a point on the East boundary of property conveyed to W.B. Thompson, et ux, as of record in Deed Book 4262, Page 923, R.O.D.C. Tennessee.

Thence, leaving said North boundary of Myers and following said East boundary of Thompson North 05 degrees 16 minutes 12 seconds East, 635.71 feet to a point on the South boundary of Autumn Oaks Subdivision Phase One, as of record in Plat Book 9700, Page 914, R.O.D.C. Tennessee;

Thence, following said south boundary North 49 degrees 40 minutes 52 seconds East, 639.85 feet to a point on said South margin of Culbertson Road; thence, leaving said South boundary of Autumn Oaks Phase One and following said South Margin South 77 degrees 13 minutes 30 seconds East 98.72 feet to a point;

Thence, following a curve to the left having a central angle of 11 degrees 02 minutes 30 seconds, a radius of 470.07 feet, an arc length of 90.59 feet, and a chord bearing and distance of South 82 degrees 44 minutes, 45 seconds East, 45.44 feet to a point;

Thence, South 88 degrees 16 minutes 01 seconds East, 45.99 feet to a point; thence, following a curve to the left having a central angle of 04 degrees 42 minutes 55 seconds, a radius of 736.58 feet, an arc length of 60.62 feet and a chord bearing and length of North 89 degrees 22 minutes 34 seconds East, 60.60 feet to a point;

Thence, North 87 degrees 01 minutes 05 seconds East, 72.26 feet to a point; thence, following a curve to the right having a central angle of 12 degrees 21 minutes 07 seconds, a radius of 403.04 feet, an arc length of 86.89 feet, and a chord bearing and length of South 86 degrees 48 minutes 19 seconds East, 86.72 feet to a point;

Thence, South 80 degrees 37 minutes 45 seconds East, 84.94 feet to a point; thence, following a curve to the left having a central angle of 15 degrees 25 minutes 48 seconds, a radius of 185.02 feet, and arc length of 49.83 feet, and a chord bearing and length of South 88 degrees 21 minutes 15 seconds East, 49.68 feet to the point of beginning.

Autumn Oaks Phase 8

Property located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being all of the property shown on the Final Plat of Autumn Oaks Subdivision, Phase Eight, as shown on the Plan filed for record as Instrument No. 20050906-0106510, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above but excluded therefrom is that portion thereof described the Deeds of Record as Instrument No. 20070501-0051592, said Register's Office.

And further excluded from this conveyance is that following described property which was foreclosed on the date and time described in the above Deed but was conveyed under separate Substitute Trustee Deeds, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 831, 832 & 833, as shown on the map entitled the Final Plat of Autumn Oaks Subdivision, Phase Eight, of record as Instrument No. 20050906-0106510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

And further excluded from this conveyance is the following property, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 801, 802, 803, 804, 822, 823, 845, 825, 826, 827, 828, 829, 830, 834, 835, and 836, as shown on the map entitled the Final Plat of Autumn Oaks Subdivision, Phase Eight, of record in Instrument No. 20050906-0106510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract Two – Phases 9 & 10

Autumn Oaks, Phase 9

Property located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to a boundary survey prepared by Wamble and Associates, P.L.L.C., dated May 19, 2006, as follows:

Beginning at a point on the westerly boundary of the property conveyed to Robert William Carter and Phillip James as of record in Instrument No. 20011114-124754, R.O.D.C., TN, being the northeast corner of the property of Autumn Oaks Subdivision, Phase 8 as of record in Plat Book 20050906-0106510, R.O.D.C., TN; thence following the northerly boundary of said Autumn Oaks Subdivision, Phase 8 North 84 degrees 33 minutes 48 seconds West 120.00 feet to a point; thence, North 05 degrees 26 minutes 12 seconds East 31.75 feet to a point; thence North 84 degrees 33 minutes 48 seconds West 160.00 feet to a point; thence, North 05 degrees 26 minutes 12 seconds East 42.50 feet to a point; thence, North 84 degrees 33 minutes, 48 seconds West 610.00 feet to a point; thence, North 63 degrees 45 minutes 05 seconds West 80.46 feet to a point; thence South 42 degrees 20 minutes 04 seconds West 87.62 feet to a point; thence, North 47 degrees 39 minutes 56 seconds West 63.14 feet to a point; thence, South 42 degrees 20 minutes 04 seconds West 163.86 feet to a point; thence, North 53 degrees 30 minutes 21 seconds West 60.31 feet to a point; thence, North 47 degrees 39 minutes 56 seconds West 311.34 feet to a point; thence, North 29 degrees 10 minutes 26 seconds West 149.77 feet to a point; thence, North 11 degrees 52 minutes 07 seconds West 100.21 feet to a point on the southerly boundary of the property conveyed to Shawn S. Touloeisani and Ali Mohsenzoeh as of record in Instrument No. 20051005-0119873, R.O.D.C., TN; thence, following said southerly boundary of the Touloeisani and Mohsenzoeh property South 84 degrees 25 minutes 05 seconds East 833.56 feet to a point, being the southwest corner of the property conveyed to SAF Properties as of record in Instrument Number 200410010118249, R.O.D.C., TN; thence, following the southerly boundary of said SAF Properties South 84 degrees 37 minutes 51 seconds East 426.88 feet to a point; thence continuing with the same South 83 degrees 31 minutes 28 seconds East 321.83 feet to a point, being the northwest corner of the aforementioned Carter and James Property; thence following the westerly boundary of said Carter and James Property South 05 degrees 26 minutes 12 seconds West 369.16 feet to the point of beginning.

Autumn Oaks, Phase 10

Property located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described according to a boundary survey prepared by Wamble and Associates, P.L.L.C., dated May 19, 2006, as follows:

Beginning at a point on the westerly boundary of the property conveyed to Robert William Carter and Phillip James as of record in Instrument No. 20011114-124754, R.O.D.C., TN, being the southeast corner of the property of Autumn Oaks Subdivision, Phase 8 as of record in Plat Book 20050906-0106510, R.O.D.C., TN., thence, following said westerly boundary of the Carter and James Property South 05 degrees 26 minutes 12 seconds West 621.51 feet to a point on the Northerly boundary of The Hills at Concord Subdivision as of record in Plat Book 20051011-0122364, R.O.D.C., TN; thence, leaving said Carter and James Property and following said northerly boundary of The Hills at Concord Subdivision North 85 degrees 45 minutes 08 seconds West 470.81 feet to a point; being the Southeast corner of Autumn Oaks Subdivision, Phase 3, as of record in Plat Book 20031029-0159380, R.O.D.C., TN; thence, leaving said Hills of Concord Property and following the Easterly boundary of said Autumn Oaks, Phase 3 property, North 11 degrees 27 minutes 36 seconds East 176.50 feet to a point; thence, North 09 degrees 19 minutes 56 seconds West 102.59 feet to a point; thence, North 03 degrees 27 minutes 32 seconds West 136.78 feet to a point; thence, North 48 degrees 59 minutes 43 seconds East 130.72 feet to a point; thence, South 86 degrees 57 minutes 03 seconds East 126.02 feet to a point; thence, North 04 degrees 59 minutes 20 seconds West 82.96 feet to a point, being the

Southwest corner of Autumn Oaks Subdivision, Phase 7 as of record in Plat Book 20050725-0086194, R.O.D.C., TN; thence, following the southerly boundary of said Autumn Oaks, Phase 7 North 88 degrees 19 minutes 20 seconds East 233.37 feet to a point; thence, South 84 degrees 33 minutes 48 seconds East 209.00 feet to a point; thence, North 05 degrees 26 minutes 12 seconds East 28.00 feet to a point on the southerly boundary of the aforementioned Autumn Oaks, Phase 8; thence, following the Southerly boundary of said Autumn Oaks, Phase 8, South 84 degrees 33 minutes 48 seconds East 170.00 feet to a point; thence, South 05 degrees 26 minutes 12 seconds West 6.49 feet to a point; thence , South 84 degrees 33 minutes 48 seconds East 120.00 feet to the point of beginning.

Being the same property conveyed to Nashoak, LLC., by Quitclaim Deed from FAPAO, LLC., recorded on December 5, 2011, of record in Instrument No. 20111205-0094569, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed has since been corrected in Instrument No. 20120124-0006742.