LL# F78 27

STATE OF TENNESSEE)

DAVIDSON COUNTY)

Davidson County DEEDWARR
Recvd: 11/26/12 10:50 7 pgs
Fees:38.00 Taxes:481.00
20121126-0108149

MAP: 13306015600

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **WELLS FARGO BANK, N.A.** ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to Grantor paid by **SHAMS PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Being the same property conveyed to Wells Fargo Bank, N. A. by deed from David W. Houston, IV, Successor Trustee dated July 25, 2011, of record in Instrument No. 20110726-0057229, Register's Office for Davidson County, Tennessee.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2012 tax year and all subsequent years.

2. All easements, restrictions, reservations, encumbrances and other matters appearing of record.

3. Zoning and building laws, rules, regulations and ordinances.

4. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and his heirs and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO

CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 20 day of November, 2012.

WELLS FARGO BANK, N.A.

By: _____
Name: Mary Rassieur
Its: Asst. Vice President

STATE OF New Jersey)
COUNTY OF Morris)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mary Rassieur, whose name as Asst. Vice President of **WELLS FARGO BANK, N.A.** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal of office this 20 day of November, 2012.

_____
Notary Public
My commission expires _____

[NOTARIAL SEAL]

Nicole Schaefer
Notary Public
New Jersey
My Commission Expires 10-25-16

This instrument prepared by:
Kay K. Bains, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$130,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 21st day of November, 2012.

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2.3.2013

ADDRESS NEW OWNER:
Mohammad R. Shams
5932 Mt. View Road
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

EXHIBIT A

Land in the 6th Civil District of Davidson County, Tennessee, according to an unrecorded survey made by William Collier Parrish Associates, dated March 4, 1960, as follows:

Beginning at a point in the east right-of-way line of Nolensville Road, which is 176.5 feet, more or less, from the corner of Wheeler and Nolensville Road right-of-way line; thence running along the east right-of-way line of Nolensville Road in a southerly direction 50 feet; thence running easterly 160 feet, more or less, to a stake; thence running northwesterly 50 feet to a point; thence running westerly 155 feet, more or less, to the point of beginning.

Being the same property conveyed to Edward R. Cunningham, by Deed of record in Book 3905, page 49, Register's Office for Davidson County, Tennessee. Edward R. Cunningham, having since died, leaving Judy Z. Cunningham as sole owner of subject property, pursuant to Will filed in Will Book 66, page 110 and Codicils to said will, recorded in Will Book 66, page 117, Williamson County, Tennessee.

This is improved property commonly known as 3706 Nolensville Road, Nashville Tennessee.

Together with all present and future easements and other appurtenances to the Property, and all present and future tenements, emblements, and hereditaments, including all buildings, structures and developmental and other improvements, minerals and mineral rights, flowers, shrubs, crops, trees and timber; trade, domestic and ornamental fixtures now or hereafter attached to the Property, and all accessions and additions thereto and replacements thereof; any land lying within the right-of-way of any street, opened or proposed, adjoining the Property, and any and all sidewalks, alleys, and strips and gores of land adjacent to or used in connection with the Property; all contract rights, interests, estate or other claims, both at law or in equity, which Grantor now has or may hereafter acquire with respect to the Property; all the estate, right, title interest and other claim or demand which Grantor now has or may hereafter acquire in any and all awards or payments made for the taking by eminent domain, together with interest thereon, or

by any proceedings or purchase in lieu thereof, of the whole or any part of the Property, including, without limitation, any awards resulting from a change of grade of streets and awards for severance damages; all proceeds of and any unearned premiums on any insurance policies maintained by Grantor (or in which Grantor has any interest) covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof for damages to the Property; all deposits or other security or advance payments, including rental payments made by or on behalf of Grantor to others, with respect to (i) insurance policies relating to all or any part of the Property, (ii) utility service for all or any part of the Property, (iii) cleaning, maintenance, repair or similar services for all or any part of the Property, (iv) refuse removal or sewer service for all or any part of the Property, (v) rental of equipment, if any, used in the operation by or on behalf of Grantor of all or any part of the Property, and (vi) parking or similar services or rights afforded to all or any part of the Property; all remainders, reversions, leasehold estate, right, title and interest of Borrower in and to any and all leases, licenses or subleases of any portion of the Property, now or hereafter existing or entered into, and all right, title and interest of Grantor thereunder, including, without limitation, all cash or security deposits, advance rentals and deposits or payments of similar nature; all rents, issues, profits, income and other revenues derived from the Property or any leases or subleases of same, together with all options or other rights pertaining thereto, and together with all present and future policies of lease insurance and guarantees, if any, of the obligations of the lessee or licensee under any lease; all other presently owned or hereafter acquired materials, equipment, machinery, fixtures, goods, inventory, and other personalty located upon the Property and/or used in connection with Grantor's operation of any enterprise thereon; all rights of Grantor, now owned or owned at any time in the future, with respect to any

water or sewer taps related to the Property; all other presently owned or hereafter acquired contract rights and general intangibles owned by Grantor including, without limitation, Grantor's rights under any maintenance or management contract and the right to use any name associated with the Property; and all fixtures, whether or not permanently attached to the Property, and all personal property and equipment owned by Grantor and reasonably required for the continued operation of the commercial building(s) located upon the Property now or in the future, as perfected by that certain UCC-1 Financing Statement of record as Instrument Number 20040112-0004570, as continued by that certain UCC-1 Financing Statement Amendment of record as Instrument Number 20081203-0117241, Register's Office for Davidson County, Tennessee and that certain UCC-1 Financing Statement filed on January 12, 2004, No. 304-002059, as continued by that certain UCC-1 Financing Statement Amendment filed on October 8, 2008, No. 308-061558, Tennessee Secretary of State.

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16