BILL GARRETT, Davidson County
Trans:T20120092234 DEEDWARR
Recvd: 12/04/12 08:32 4 pgs
Fees:23.00 Taxes:5550.00
20121204-0111117

THIS INSTRUMENT PREPARED BY
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

24235-1
Box 14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
3201 Belmont Investment Partners 5250 Virginia Way Brentwood, TN 37027	New Owner	Map 117-08 Parcel 64

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, CSS PROPERTIES, LLC, a Tennessee limited liability company, the hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 3201 BELMONT INVESTMENT PARTNERS, a Tennessee general partnership, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a pk nail set at the intersection of the northerly right-of-way line of Interstate 440 West, width varies, and the westerly right-of-way line of Belmont Boulevard, 80 feet in width;

THENCE, leaving the westerly right-of-way line of Belmont Boulevard, with the northerly right-of-way line of Interstate 440 West, with a curve to the right, along an arc length of 180 feet, the central angle of which is 04° 36' 02", the radius of which is 2,241.80 feet, the chord of which is N 60° 50' 35" West, a distance of 179.95 feet to an iron rod set, at a corner common with the property of Ashwood Court Condominiums of record in Book 5200, page 530, Register's Office for Davidson County, Tennessee, also being the property of Alan F. Bachrach Limited Partnership #4, as of record as Instrument No. 20040806-0095234, said Register's Office;

Thence leaving the northerly right-of-way line of Interstate 440 West with the easterly property line of Alan F. Bachrach Limited Partnership #4, N 35° 48' 43" East, a distance of 135.48 feet to an existing iron rod in the southerly right-of-way line of Gale Lane, 50 feet in width;

THENCE, with said southerly right-of-way line of Gale Lane S 64° 58' 42" East, a distance of 180.00 feet to and existing concrete monument at the intersection with the westerly right-of-way line of Belmont Boulevard;

Thence leaving the southerly right-of-way line of Gale Lane, with the westerly

right-of-way line of Belmont Boulevard, South 35° 04' 08" West, a distance of 148.34 feet to the POINT OF BEGINNING. Containing 25,470 square feet, or .585 acres, more or less.

Said description was derived from the ALTA/ACSM Land Title survey prepared by Cherry Land Surveying, Inc., signed by R. Scot Cherry, TN RLS #1512, dated October 18, 2012, bearing Job No. 12228.

Being the same property conveyed to Sterling Engineered Products Inc., a New Jersey corporation, by Warranty Deed of record in Book 7375, page 326, Register's Office for said County and by Quitclaim Deed, of record in Book 7375, page 331, said Register's Office. Being further conveyed to Brighter Day Enterprises, Inc., by General Warranty Deed from Sterling Engineered Products Inc., of record in Book 7918, page 692, Register's Office for Davidson County, Tennessee; being further conveyed to CSS Properties, LLC, a Tennessee limited liability company, of record by Quitclaim Deed in Book 10763, Page 345, said Register's Office.

This improved commercial property is also known as 3201 Belmont Boulevard, Davidson County, Nashville, Tennessee.

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, its successors and/or assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, it successors and/or assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 28th day of November, 2012.

CSS PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Donald Safer, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Donald Safer, President of CSS Properties, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges that he, as the President, having the authority to do so, executed the foregoing instrument for the purposes therein contained therein by signing the name of the limited liability company as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of November, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this
28th day of November, 2012.

Notary Public
My commission expires: 11/3/15

ETTA CARTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. (All real property taxes due and payable for 2012 will be paid as of the closing date)

2. Lack of direct access to Interstate Highway No. 440.

3. All matters shown on the survey prepared by Cherry Land Surveying, executed by R. Scot Cherry, RLS No. 1512, dated October 18, 2012, bearing Job No. 12228-CW.

4. Rights or claims of parties in possession, as tenants only, pursuant to unrecorded leases or rental agreements dated January 19, 1998 by and between CSS Properties, LLC, a Tennessee limited liability company, as Lessor and Wild Oats Markets, Inc., a Tennessee corporation, as Lessee and Nouveau Classics of Nashville, Inc., a Tennessee corporation, as Sublessee.