BILL GARRETT, Davidson County
Trans: T20130001380 DEEDWARR
Recvd: 01/07/13 08:43 2 pgs
Fees: 13.00 Taxes: 1572.50

20130107-0001588

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

Box 14

File No. X-0091 (1)

ADDRESS NEW OWNER AS FOLLOWS:
Property Investment of Nashville, Inc.

215 SW 125th Ave
Plantation, FL 33325

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map/Parcel
082060009000

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned NASHVILLE INVESTMENT PROPERTIES, LLC, a Florida limited liability company, hereinafter called the Grantor, by these presents does transfer and convey unto PROPERTY INVESTMENT OF NASHVILLE, INC., a Florida corporation, hereinafter called the Grantee, its successors and/or assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land lying in Nashville, Davidson County, Tennessee being known as Lots 10, 11, 12 and 13 on the G.W. Thompson Place, being a subdivision of the Orndorff Purchase of the V.S. Addition, as of record in Plat Book 57, Page 86, to which plat reference is hereby made for a more particular description thereof, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Nashville Investment Properties, LLC, a Florida limited liability company by deed from LFR N FIRST STREET, LLC, a Tennessee limited liability company of record as Instrument No. 20100219, Page 0012807, Register's Office for Davidson County, Tennessee.

Being improved commercial property known as 829 Dickerson Pike, Davidson County, Nashville, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of DECEMBER 2012.

Nashville Investment Properties, LLC
a Florida limited liability company

By: _____
Wael Dahsheh, Managing Director

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Wael Dahsheh, and who acknowledges that he is the Managing Director of Nashville Investment Properties, LLC, the within named bargainor, a Florida limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as such Managing Director of the limited liability company, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Managing Director.

WITNESS my hand and official seal at office, Florida (State) this 31st day of DECEMBER, 2012..

Notary Public State of Florida
Francis Abdallah
My Commission DD981215
Expires 06/09/2014

Francis Abdallah
Notary Public
My commission expires: 06/09/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2012.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ECC/XFiles/PropertyInvOfNashville