After recording return to:
First American Title
818 Stewart Street, # 800
Seattle, WA 98101
Attn: Vicki Coats 594733

This instrument prepared by:

First American Title
818 Stewart Street, Suite 800
Seattle, Washington 98101
(206)728-0400

File No.: **NCS-594733-WA1**

BILL GARRETT, Davidson County
Trans:T20130028967 DEEDWARR
Recvd: 04/09/13 16:06 5 pgs
Fees:28.00 Taxes:5735.00
20130409-0035215

WARRANTY DEED

THIS INDENTURE, made and entered into this **April 9, 2013**, by and between **Handy Hardee's LLC, a South Carolina limited liability company**, party of the first part, and **In Hur and Leong Ai Do, Trustees of the IKSGJ 1992 Trust**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

BEING A TRACT OF LAND ON HAYWOOD LANE AT BAKERTOWN ROAD IN THE 5TH CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND BEING KNOWN AS RESERVE PARCEL B-1 OF THE REVISED PLAT OF RESERVED PARCEL B, HAYWOOD DEVELOPMENT AS RECORDED IN PLAT BOOK 5050, PAGE 79, R.O.D.C., TN, AND AS 110 HAYWOOD LANE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD LOCATED IN THE WESTERLY RIGHT OF WAY MARGIN OF HAYWOOD LANE AT THE TERMINUS OF A RADIUS RETURN FROM THE SOUTHERLY RIGHT OF WAY MARGIN OF BAKERTOWN ROAD;

THENCE, FOLLOWING THE WESTERLY RIGHT OF WAY OF HAYWOOD LANE SOUTH 69 DEG. 29' 23" WEST FOR A DISTANCE OF 135.00 FEET TO AN IRON ROD;

THENCE LEAVING SAID ROAD MARGIN AND FOLLOWING THE NORTHERLY BOUNDARY OF LOT 3 OF THE REVISED PLAT OF RESERVE PARCEL B, HAYWOOD DEVELOPMENT, NORTH 25 DEG. 26' 26" WEST FOR A DISTANCE OF 354.00 FEET TO AN IRON ROD;

THENCE, NORTH 40 DEG. 26' 24" EAST FOR A DISTANCE OF 100.00 FEET TO AN IRON ROD LOCATED IN THE SOUTHERLY RIGHT OF WAY MARGIN OF BAKERTOWN ROAD;

THENCE, FOLLOWING SAID ROAD MARGIN SOUTH 49 DEG. 33' 36" EAST FOR A DISTANCE OF 85.00 FEET TO AN IRON ROD IN CONCRETE;

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33 DEG. 30' 00", A RADIUS OF 523.20 FEET FOR AN ARC DISTANCE OF 350.91 FEET AND A CHORD OF SOUTH 32 DEG. 48' 36" EAST, 301.58 FEET TO AN IRON ROD;

THENCE SOUTH 16 DEG. 03' 36" EAST FOR A DISTANCE OF 7.38 FEET TO AN IRON ROD;

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85 DEG. 32' 59", A RADIUS OF 27.02 FEET FOR AN ARC DISTANCE OF 40.34 FEET AND A CHORD OF SOUTH 26 DEG. 42' 54" WEST, 36.70 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 58,466.944 SQUARE FEET OR 1.342 ACRES MORE OR LESS ACCORDING TO A SURVEY BY JAMES M. NAIVE T.R.L.S. NO. 819, DATED NOVEMBER 1, 1991.

BEING THE SAME PROPERTY CONVEYED TO HANDY HARDEE'S, A SOUTH CAROLINA LIMITED LIABILITY COMPANY BY DEED FROM CNL INCOME FUND XIV, LTD., A FLORIDA LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20050105-0001994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map-Parcel Number: 148-000-190.00

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein on Exhibit A, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Handy Hardee's LLC, a South Carolina limited liability company

By: Michael Waterman, Managing Member

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss
COUNTY OF LOS ANGELES)

On April 4, 2013, before me, Sharon G. Mendelovitz, Notary Public,

personally appeared Michael Waterman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SHARON G. MENDELOVITZ
Commission # 1889151
Notary Public - California
Los Angeles County
My Comm. Expires May 13, 2014

****

Owner's Name: **IKSGJ 1992 Trust**

and Address: **Address:** 18781 Ragan Circle
Villa Park, CA 92861

Mail tax bills to, (Person or Agency responsible for payment of taxes) SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,550,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **April** 3, **2013.**

Notary Public

My Commission Expires: May 13th 2015

JORGE AGUILAR TORRES
Commission # 1936224
Notary Public - California
Riverside County
My Comm. Expires May 13, 2015

Exhibit A

Subject to:

1. Any and all taxes and assessments for the year 2013 and subsequent years

2. Any and all restrictions, reservations, covenants, conditions and easement of record

3. Any mineral or mineral rights leased, granted or retained by current or prior owners.

4. All matters as shown on the plat of record in Book 5050, page 79, Register's Office for Davidson County, Tennessee.

5. All matters, including an easement, set forth in the Deed of record in Book 8625, page 674, Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease of record in Book 9030, page 938, Register's Office for Davidson County, Tennessee, as assigned by Assignment of Lease and Memorandum of Lease of record in Book 9185, page 383, said Register's Office, as further assigned by Assignment and Assumption of Lease of record in Instrument No. 20050105-0001995, said Register's Office.

7. That portion of the land embraced within the bounds of any public road or thoroughfare.