BILL GARRETT, Davidson County
Trans:T20130049422 DEEDWARRSP
Recvd: 06/12/13 15:05 3 pgs
Fees:18.00 Taxes:7733.00
20130612-0059995

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R131312

THIS INSTRUMENT PREPARED BY: MARCY SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,090,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2013. Notary Public My Commission Expires: 12/21/2015

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
VISHNU AVATAR, LLC 1307 Bell Road Antioch, TN 37013	SAME	16200002900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILL CREEK PHASE I, LLC**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **VISHNU AVATAR, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot 6, of the Re-subdivision of the Re-subdivision of Lot 2, Mill Creek Village, as recorded in Instrument No. 20061003-0122289, Register's Office of Davidson County, Tennessee, located in the 32nd Councilmanic District of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mill Creek Phase I, LLC by quitclaim deed dated December 7, 2006, executed by Blue Dog Investments, a Tennessee general partnership of record at Instrument No. 20061207-0151627, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters shown on the Plat of Mill Creek Village of record as Instrument No. 20011228-0143701, and of record as Instrument No. 20040122-0008739, and as amended by Instrument No. 20061003-0122289, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of that certain Declaration of Easements, Covenants, Conditions and Restrictions of record as Instrument No. 20011116-0125963, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of record as Instrument No. 20020322-0035168, Register's Office for Davidson County, Tennessee (the "Declaration"), including but not limited to the obligations of the Grantees named herein, and their successors and/or assigns, to contribute its Pro Rata Share (defined below) of the maintenance and repair costs of the Shared Pylon Sign (defined in the Declaration and located on the Property herein conveyed) with the Owners (defined in the Declaration) of the other Lots depicted on the Re-Subdivision of the Re-Subdivision of Lot 2 Mill Creek Village of record as Instrument Number 20061003-0122289, Register's Office for Davidson County, Tennessee. "Pro Rata Share," as used herein means a fraction, the numerator being the square footage of the Property herein conveyed, and the denominator being the total square footage of all signage on the Shared Pylon Sign dedicated for use by other Owners.

4. Memorandum of Lease dated November 6, 2001 between Mill Creek Associates, G.P., and Walgreen Co., of record as Instrument No. 20011116-0125964, Register's Office for Davidson County, Tennessee, as ratified in Instrument No. 20021112-0139539, Register's Office for said County.

This is improved property known as: **1307 Bell Road, Antioch, TN 37013.**

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 assigns, forever; and it does covenant and bind, itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS my hand this 5th day of June, 2013.

MILL CREEK PHASE I, LLC

By: _____
Kelly McCreight, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLY MCCREIGHT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of **MILL CREEK PHASE I, LLC**, a Tennessee limited liability company, and is authorized by **MILL CREEK PHASE I, LLC**, a Tennessee limited liability company, to execute this instrument on behalf of **MILL CREEK PHASE I, LLC**, a Tennessee limited liability company.

WITNESS my hand, at office, this 5th day of June, 2013.

MARCY E. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

_____
Notary Public

My Commission Expires: _____