WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130083970 DEEDWARR
Recvd: 09/27/13 16:09 4 pgs
Fees: 23.00 Taxes: 1535.50

20130927-0102025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $415,000.00.

Subscribed and sworn to before me, this the 26th day of September, 2013.

Notary Public

My Commission Expires: May 30, 2017

BARBARA FLEMING NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Grassmere Group, LLC c/o Anoshirvan Bahiraei AB Law Group 4070 Nolensville Pike Nashville, TN 37211	149-00-0-162.00	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Black Rock Development Group, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to The Grassmere Group, LLC, a Tennessee limited liability company (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property known by the assessor office as Map/Parcel 149-00-0-162.00 and is located at 2711 Murfreesboro Pike, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 26th day of September, 2013.

GRANTOR:

BLACK ROCK DEVELOPMENT GROUP, LLC

By: Taylor Golden Chief Manager
Taylor Golden, Chief Manager

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Taylor Golden, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Black Rock Development Group, LLC, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 26th day of September, 2013.

BARBARA FLEMING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Barbara Fleming
NOTARY PUBLIC

My Commission Expires: May 30th, 2017

EXHIBIT A

PROPERTY DESCRIPTION

BEING Lot I, PLAN OF THE ADDITION TO LOT 1 EZELL-DOAK PROPERTY, as shown on plat of record in Plat Book 8250, Page 638, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TOGETHER WITH an easement for ingress and egress to Bell Road set forth in a Deed of Correction of record in Book 5164, Page 82, and a perpetual reciprocal easement of record in Book 10234, Page 264, in the Register's Office, Davidson County, Tennessee.

INCLUDED in the above-described property but expressly excluded there from is an 1147.3 square foot tract along with an easement for working area as described in the Final Judgment and Decree of record in Instrument 20000110- 0003490, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to THE MARKET PLACE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from MARILYN P. KNIGHT, TRUSTEE UNDER SELF-DECLARATION OF TRUST AGREEMENT DATED MAY 17, 2002, of record in Instrument No. 20031017-0153957, dated October 15, 2003, said Register's Office.

Being the same property conveyed to BLACK ROCK DEVELOPMENT GROUP, LLC by Quitclaim Deed from THE MARKET PLACE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, recorded September 6, 2006 in Instrument No. 20060906-0110096, in the Registers Office, Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Real property taxes for the year 2013, to be pro-rated and assumed by Grantee, and subsequent years;
2. Matters shown on the Plan of record in Plat Book 8250, page 638, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4839, page 812, said Register's Office.
4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5255, page 102 and Book 5420, page 748, said Register's Office.
5. Easement(s) of record in Book 6893, page 591, said Register's Office.
6. Ingress/Egress Easement of record in Book 5164, page 82, said Register's Office.
7. Grant of Perpetual Reciprocal Easement of record in Book 10234, page 264, said Register's Office.