WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $287,500.00.

Affiant

Subscribed and sworn to me on September 25, 2013

NOTARY PUBLIC

My Commission expires: 4/6/15

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
PFOX, LLC 5814 S. Belgravia Ave. Springfield, MO 65804	SAME	116 08 0 200.00

Davidson County DEEDWARR
Recvd: 10/14/13 14:51 4 pgs
Fees:23.00 Taxes:1063.75
20131014-0107475

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Windsor Park, LLC, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto PFOX, LLC hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot 2 as identified on the exhibit attached to the First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Windsor Park, of record as Instrument No. 20090910-0084844, Register's Office for Davidson County, Tennessee, amending the Declaration of Covenants, Conditions and Restrictions for Windsor Park, of record as Instrument No. 20061204-0149590, said Register's Office, further amended as Instrument No. 20070611-0070042 and Instrument No. 20070911-0109100, said Register's Office. Lot 2 is further identified on the Plat of the Resubdivision of Lots 113 and 114 of Kenner Manor, of record as Instrument No. 20060215-0018297, said Register's Office.
>
> Being part of the same property conveyed to Windsor Park, LLC, a Tennessee limited liability company, from Asghar Mahdavi and wife, Nancy Baird Mahdavi, by Quitclaim Deed dated April 27, 2006 and recorded in Instrument No. 20060630-0078714, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following: Matters shown on plan of record in Book 974, page 64, in the Register's Office for Davidson County, Tennessee; and any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at O Woodmont Blvd, Nashville, TN 37205

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs 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 whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on September 25, 2013.

Windsor Park, LLC

By: _____
Asghar Mahdavi

Title: Chief Manager

STATE OF _____, COUNTY OF _____

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Asghar Mahdavi, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the _____ of Windsor Park, LLC, the within named bargainor, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing for by himself as _____ of Windsor Park, LLC.

WITNESS MY HAND AND OFFICIAL SEAL, this the ____day of_____, 2013.

My Commission Expires: _____ NOTARY PUBLIC

See Attached
Notary Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 09/23/2013 (Date) before me, Stanley Joshua Notary Public (Here Insert Name and Title of the Officer),

personally appeared Asghar Mahdavi (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 _____ (Signature of Notary Public)

STANLEY JOSHWA
Commission # 2032149
Notary Public - California
Los Angeles County
My Comm. Expires Jul 2, 2017

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary's Signature

My commission expires: 8/23/14