This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130093908 DEEDWARR
Recvd: 11/04/13 08:46 3 pgs
Fees:18.00 Taxes:2590.00
20131104-0113972

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Subscribed and sworn to before me, this 29th day of October, 2013.

Notary Public

My Commission Expires: 12-28-13

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Great Southern Investors, LLC 5141 Virginia Way Brentwood, TN 37027	OWNER	09409008500

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Creative Strategic Investment, L.P. a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Great Southern Investors, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land situated in the 19th council district, Nashville, Davidson County, Tennessee, being lot 1 on the Map of Visco Industrial Subdivision section 2, of record in Plat Book 3842, Page 51, in the Register's Office for Davidson County, Tennessee, together with lands acquired, being Parcel 85 as conveyed to Creative Strategic Investments, L.P., of record in Instrument Number 20090304-0019434, in the Register's Office For Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the approximate centerline intersection of Visco Drive and Fesslers Lane, southeasterly direction 207 feet to a point on the southerly margin of Visco Drive near the center of Browns Creek and being the north east corner of lot 16 on the Map of Visco Industrial Subdivision Section 1, of record in Plat Book 3700, Page 21, in the Register's Office for Davidson County, Tennessee, as conveyed to R & M Properties Instrument number 20000607-0057052 in the Register's Office For Davidson County, Tennessee; said point also being the north west corner of lot 1 on the aforementioned Map, and the Point of Beginning;

Thence with the margin of Visco Drive North 79°55'46" East, passing an iron rod found, TN RLS# 2416 at a witness corner at 60.00' for a total distance of 276.06 feet to an iron rod found, TN RLS# 2416, said point being the common corner to lot 1 and 2, as conveyed to Georgena Wade in deed book 11305, page 122 in the Register's Office For Davidson County, Tennessee;

Thence leaving said margin South 10°04'59" East, a distance of 547.83 feet to an iron rod found, TN RLS# 2416, said point being the southwest corner of lot 2 , 3 and north west corner of parcel 10, as conveyed to Jimmy E. Allen in deed book 7011, page 945 in the Register's Office For Davidson County, Tennessee;

Thence with Allen west line South 10°04'50" East, a distance of 200.65 feet to a rail road spike in the northern margin of CSX Railroad;

Thence with the northern margin of CSX Railroad, South 86°15'59" West, a distance of 371.50 feet to a point in Browns Creek;

Thence leaving said margin with Browns Creek, North 14°57'37" West, a distance of 171.16 feet to a point near the center line of Browns Creek and being on the eastern

property line of lot 18 on the Map of Visco Industrial Subdivision section 1, of record in Plat Book 3700, Page 21, in the Register's Office for Davidson County, Tennessee, as conveyed to James Blackwood in deed book 8907, page 500 in the Register's Office For Davidson County, Tennessee;

Thence with said line, North 14°23'23" East, a distance of 260.16 feet to a point in Browns Creek;

Thence with said line, North 10°05'37" East, passing the rear line of lot 17 as conveyed to Beth Scott Clayton Instrument number 20030722-0102714 in the Register's Office For Davidson County, Tennessee; continuing with the line passing the rear line of lot 16 as conveyed to R & M Properties Instrument number 20000607-0057052 in the Register's Office For Davidson County, Tennessee; a total distance of 300.12 feet to the point of beginning containing 5.343 acres and 232,742.164 square feet.

Being the same property conveyed to Creative Strategic Investments, L.P., of record in Instrument Number 20090304-0019434, in the Register's Office For Davidson County, Tennessee; by quitclaim deed from James E. Allen of record in deed book 6475, page 428, in the Register's Office for Davidson County, Tennessee, and is based upon a survey performed by Dale and Associates, under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor #2352, for Dale and Associates in October, 2013.

This conveyance in made subject to the following:

1. Easement to the United States of America of record in Book 2155, Page 453, Register's Office for Davidson County, Tennessee.
2. Right of Way Easement to Colonial Pipeline Company of record in Book 3616, Page 451, Register's Office for Davidson County, Tennessee.
3. Easement to the United States of America of record in Book 1181, Page 176, Register's Office for Davidson County, Tennessee
4. Subject to all matters as shown on the plat of record in Book 421, Page 187, Register's Office for Davidson County, Tennessee.
5. All assessments and taxes due in 2014 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 905 Visco Drive, Nashville, TN

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day October, 2013

Creative Strategic Investments, L.P.

Jimmy E. Allen

By: Jimmy E. Allen, Sole General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Jimmy E. Allen**, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself to be the Sole General Partner of Creative Strategic Investment, L.P., the bargainor, a Tennessee General Partnership, and that he as such Sole General Partner, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Partnership by himself as such Sole General Partner

Witness my hand, at Brentwood, Tennessee, 29th day of October, 2013.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

