THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Blvd
Clarksville, TN 37040

File: 2013110349

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CLVB LLC 13502 Whittier Blvd, Suite H-234 Whittier, CA 90605	CLVB LLC 13502 Whittier Blvd, Suite H-234 Whittier, CA 90605	086-00-00-306.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HILLSBORO DEVELOPERS, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLVB LLC, A NEVADA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Resubdivision of Lots 1 and 2 of Central Pike Commercial Planned Unit Development of record in Plat Book 6200, Page 631, as corrected by Surveyors Certificate of Correction of record in Book 7279, Page 851, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hillsboro Developers, Inc., a Tennessee corporation, by Deed from Hillsboro Property Management Co., Inc. a Tennessee corporation and Linda F. Heflin of record in Book 6677, Page 97, Register's Office for Davidson County, Tennessee, dated October 4, 1985 recorded in October 8, 1985 and by Deed of record in Book 7029, Page 464, Register's Office for Davidson County, Tennessee, dated October 27, 1986, recorded on November 3, 1986.

This conveyance is made subject to all matters shown on the Plat of Record in Plat Book 6200, Page 631, as corrected by Surveyors Certificate of Correction of record in Book 7279, Page 851, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Grant of Gas Service Line or Fuel Line Easement of record in Book 7111, Page 167, in the Register's Office for Davidson County, Tennessee.

Easement 30 foot wide across premises for water and sewerage as set out in Instrument of record in Book 3860, Page 764, said Register's Office.

Easement for outdoor advertising signs granted to T & R, Inc. of record in Book 3860, Page 764, in the Register's Office for Davidson County, Tennessee

Agreement for dedication of easement for sanitary sewers as set out in Instrument of record in Book 4764, Page 324, in the Register's Office for Davidson County, Tennessee.

Lack of direct access to I-40 from the premises, such right assess having been granted to the State of Tennessee of record in Book 3368, Page 407, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as: **1301 Central Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

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BILL GARRETT, Davidson County
Trans:T20140000840 DEEDWARR
Recvd: 01/06/14 10:20 2 pgs
Fees:13.00 Taxes:3376.25
20140106-0001075

Witnessed this the 31st day of December, 2013.

Hillsboro Developers, Inc.

BY: _____
Gary Waller, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Gary Waller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the President of Hillsboro Developers, Inc. the within named bargainor, a corporation, and that he, acting in such capacity, and authorized to do so, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and official seal this the 30 day of December, 2013.

My Commission expires: 10/18/16

_____
Notary Public,

SEAL

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 912,500.00.

_____
Affiant

Subscribed and Sworn to before me on this the 31st day of December, 2013.

My Commission expires: 9-16-15

_____
Notary Public

SEAL

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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