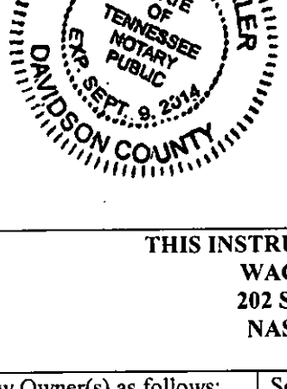
BILL GARRETT, Davidson County
Trans:T20140001379 DEEDWARR
Recvd: 01/07/14 14:25 3 pgs
Fees:18.00 Taxes:1881.45
20140107-0001812

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $508,500.00.

Affiant

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

Notary Public

My commission expires 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Holt Investments, LLC	New Owner	
C/O David G. Mann 624 South Grand Avenue, Suite 2000		082-16-0-367.00
Los Angeles, CA 90017-3321		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADRIAN DEXTER SAMUELS AND IVANETTA D. SAMUELS, HUSBAND AND WIFE, AND JUNE B. SAMUELS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOLT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 23 on the Plan of W. W. Tottens Addition of record in Plat Book 57, Page 22, 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 Adrian Dexter Samuels and Ivanetta D. Samuels and June B. Samuels by Quitclaim Deed from Adrian Dexter Samuels and Ivanetta D. Samuels, of record at Instrument No. 20070613-0071095, Register's Office for Davidson County, Tennessee, dated June 11, 2007 and recorded on June 13, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 915 Shelby Ave., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of December, 2013.

Adrian Dexter Samuels

Ivanetta D. Samuels

June B. Samuels by Adrian Dexter Samuels as Attorney in Fact as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adrian Dexter Samuels ~~and Ivanetta D. Samuels~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. JBM

Witness my hand and seal this 31st day of December, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2013, before me personally appeared Adrian Dexter Samuels, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of June B. Samuels as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of June B. Samuels.

Witness my hand and seal this the 31st day of December, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ivanetta D. Samuels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of January, 2014.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

