(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20140007924 DEEDWARR
Recvd: 02/04/14 09:41 4 pgs
Fees:23.00 Taxes:7400.00
20140204-0009687

This Instrument Prepared By:
Clifton R. Henry, Esq.
Miller & Martin PLLC
Suite 1000, Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Mill Creek Commons, LLC<br>825 Van Ness Avenue, #301<br>San Francisco, CA 94109 | SAME | Map 148, Parcel 087<br>Map 148, Parcel 283 |

## LIMITED WARRANTY DEED

**FOR AND IN CONSIDERATION OF** Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **AERL L.C.**, an Iowa limited liability company (herein "Grantor") does hereby bargain, sell, transfer and convey unto **MILL CREEK COMMONS, LLC**, a Tennessee limited liability company (herein "Grantee"), the property described on **Exhibit "A"** attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** the same unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it has full power and lawful authority to sell and convey the real estate and it will warrant and defend the title against all persons claiming the same by, through or under it, but not further or otherwise.

**IN WITNESS WHEREOF**, Grantor has executed this instrument to be effective as of the 31st day of January, 2014.

**AERL L.C.**, an Iowa limited liability company

By: American Equity Investment Life Insurance Company, an Iowa corporation, its Sole Member

By: _____
Print Name: Jason Kester
Title: Asset Workout Specialist

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09966-0103

**STATE OF IOWA** )
**COUNTY OF DALLAS** )

Before me, Brenda A. Jackson, a Notary Public in and for the state and county aforesaid, personally appeared Jason Kester, to me known (or proved to me on the basis of satisfactory evidence) to be the Asset Workout Specialist of American Equity Investment Life Insurance Company, an Iowa corporation, the Sole Member of **AERL L.C.**, the within named bargainor, an Iowa limited liability company, who acknowledged under oath that, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said company, the Sole Member of AERL L.C., in his capacity as Asset Workout Specialist.

**WITNESS** my hand and seal at office this 30th day of January, 2014.

Notary Public
My Commission Expires: 7-14-16

[NOTARY SEAL]

BRENDA A. JACKSON
Commission Number 763848
My Commission Expires
July 14, 2016



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09966-0103

**STATE OF** Tennessee
**COUNTY OF** Williamson

I, Trinity Mather, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $2,000,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Trinity Mather
Affiant-Grantee

Subscribed and sworn to before me this 31st day of January, 2014.

Notary Public

My Commission Expires: 8/20/17

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.



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09966-0103

**EXHIBIT "A"**
(Legal Description)

Being Lots 1 and 2 as shown on the plan of Resubdivision of Lot No. 1 of Antioch Plaza of record in Plat Book 7900, Page 125, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the southerly margin of Richards Road, being the northeast corner of Parcel 86.1 on Tax Map 148 and as recorded in Book 4771, Page 876, said Register's Office; thence, with the southern margin of Richards Road, S85 degrees 49' 56"E, 140.90 feet to a point; thence, with a curve to the left having a central angle of 0 degrees 20' 50", a radium of 7143.60 feet, a chord bearing S89 degrees 03' 43" E, 43.31 feet and a curve length of 43.31 feet to a point; thence, S88 degrees 47' 53" E, 159.03 feet to a P.K. nail; thence, S88 degrees 23' 19" E, 137.48 feet to a monument in the southerly margin of Richards Road; thence, leaving Richards Road, S04 degrees 34' 22" W, 156.72 feet to an iron pin; thence, with Lori Heights Subdivision, S37 degrees 53' 50" E, 111.93 feet to an iron pin; thence, S04 degrees 31' 38" E, 227.28 feet to the northeast corner of Antioch Church of Christ property; thence, with the church property S75 degrees 59' 01" W, 434.86 feet to a point in the easterly margin of Antioch Pike; thence, N41 degrees 12' 51" W, 526.71 feet to a point in the easterly margin of Antioch Pike; thence leaving Antioch Pike N83 degrees 33' 08" E, 111.60 feet to an iron pin; thence, N85 degrees 11' 43" E, 92.85 feet to an iron pin; thence, N87 degrees 38' 59" E, 31.53 feet to an iron pin; thence, N06 degrees 35' 13" W, 177.86 feet to the point of beginning.

As shown on that certain ALTA/ACSM Land Title Survey for Mill Creek Commons, B&C Project 20010555/Site 1, Antioch, Tennessee, County of Davidson, State of Tennessee, prepared by Theodore Joseph Stevenson II, Tennessee Registered Land Surveyor No. 2136, dated August 29, 2001, last revised August 30, 2001.

Being the same property conveyed to AERL L.C., an Iowa limited liability company, by Deed in Lieu of Foreclosure from Mill Creek Investment Group, LLC, of record as Instrument No. 20120228-0017133, Register's Office of Davidson County, Tennessee.