RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010419 DEEDWARR
Recvd: 02/13/14 09:34 2 pgs
Fees:13.00 Taxes:1017.50
20140213-0012704

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2014.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D224, LLC 521 8th Ave South, Ste. 103 Nashville, TN 37203	Same address as new owner	07115001100

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($275,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KESVA, LLC**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **D224, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1, 69, 70, 71, 72, 83, 84, 85 and 86 on the Map of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for said County.

Said Lot No. 1 is described as follows: Beginning in the center of the Dickerson Pike southerly margin of Marie Street, South 85 1/2 degrees, east 386.5 feet to the westerly margin of an alley; thence with the westerly margin of said alley, South 4 1/2 degrees west 275 feet to the northerly margin of Lucile Street; thence with the northerly margin of said Street, North 88 1/2 degrees west 481 feet to the center of said Dickerson Pike; thence with the center of said Pike, North 20 degrees East 290.5 feet to the beginning, containing 2 3/4 acres, more or less.

Said Lot Nos. 69, 70 and 71 front 50 feet each on the northerly side of Lucile Street and run back between parallel lines 135 feet to an alley.

Said Lot No. 72 fronts 72 feet on the northerly side of Lucile Street and runs back 135 feet, with the easterly margin of an alley, to an alley in the rear and shows 67.8 feet on the rear alley.

Said Lot Nos. 83, 84 and 85 front 50 feet each on the southerly side of Marie Street and run back between parallel lines 130 feet to an alley.

Said Lot No. 86 fronts 63.5 feet on the southerly side of Marie Street and runs back with the

easterly margin of an alley, 130 feet to an alley in the rear and shows 67.5 feet on said rear alley.

Being the same property conveyed to KESVA, LLC, by Warranty Deed from Dickerson Road Associates, Inc. by David Komisar, Trustee of The Louis Komisar Trust and Harry Friedman, dated 12/9/2011, recorded 12/16/2011, of record in Instrument No. 20111216-0098015, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 121 Lucile Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to (1) all matters as shown on the Plat of record in Plat Book 161, page 170, and (2) Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Book 3429, page 176, both in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and binds itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of February, 2014.

KESVA, LLC

Ranjan Patel

RANJAN PATEL, PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of February, 2014, before me, appeared Ranjan Patel, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the President of KESVA, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said KESVA, LLC, and said officer acknowledged said instrument to be the free act of deed of said KESVA, LLC.

WITNESS my hand and seal, this the 5th day of February, 2014.



Leslie Garside
Notary Public

My commission expires: 12/23/2014