Davidson County	DEEDWARR
Recvd: 03/07/14 12:59	6 pgs
Fees:33.00 Taxes:33018.80	
20140307-0019400	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31371-08-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $8,924,000.00. Affiant Subscribed and sworn to before me this 6th day of March, 2014. Notary Public for the State of Tennessee My Commission Expires: _____ NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Voorhees Investors, LLC 5250 Virginia Way, Suite 100 Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel Nos.: 105010233, 105010228, 105010229, 105010230

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Villa Properties Joint Venture, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Voorhees Investors, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1200, 1201 and 1207 Villa Place, Nashville, TN 37212, and unimproved property located on Villa Place, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of March, 2014.

Villa Properties Joint Venture, LLC, a Tennessee
limited liability company

By: Wade H. Elam, president
Wade H. Elam, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Wade H. Elam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Villa Properties Joint Venture, LLC, and he is authorized by Villa Properties Joint Venture, LLC, to execute this instrument on its behalf.

Witness my hand at office this 6th day of March, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Tract I:
Map / Parcel 105 010 23300
1200 Villa Place

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 25 on the Plan of O. B. Hayes Large Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee. Said westerly one-half of said Lot No. 25 is more particularly described as follows:

Beginning at a point where Edgehill Street intersects Villa Place, running thence a southerly three hundred and five (305) feet along the easterly margin of Villa Place; thence easterly and parallel to the southerly margin of Edgehill Street one hundred and fifty-two (152) feet six (6) inches to the westerly margin of a proposed alley; thence northerly and parallel with the easterly margin of Villa Place three hundred and five (305) feet to the southerly margin of Edgehill Street at a point one hundred fifty-two (152) feet six (6) inches easterly from the easterly margin of Villa Place; thence westerly one hundred fifty-two (152) feet six (6) inches to the point of beginning.

Being part of the same property conveyed to Villa Properties Joint Venture, LLC, a Tennessee limited liability company, by quitclaim deeds dated May 26, 2004, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20040526-0062174 and Instrument No. 20050922-0113766, Register's Office for Davidson County, Tennessee, and by a quitclaim deed dated February 6, 2007, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20070213-0018274, rerecorded in Instrument No. 20070213-0018463, Register's Office for Davidson County, Tennessee.

Tract II:
Map / Parcel 105 010 22800
1201 Villa Place

Land in Davidson County, Tennessee, being the North 145 feet of the Northeast corner of Tract No. 24 on the Map of O. B. Hayes' Plan of Large Lots, as of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee, and beginning at an iron pin, being the Northeast corner of a 10-foot alley and being the Northwest corner of this tract; thence with the Easterly margin of said alley 155.0 feet to a point; thence with the Northerly property line (William H. Elam as of record in Deed Book 10993, page 55) 145.0 feet to a point; thence with the Westerly right-of-way of Villa Place 155.00 feet to a point in the Southwest intersection of Villa Place and Edgehill Avenue; thence with the Northerly right-of-way of Edgehill Avenue 145.00 feet to the point of beginning, containing 22,475 square feet or 0.516 acres, more or less.

Being part of the same property conveyed to Villa Properties Joint Venture, LLC, a Tennessee limited liability company, by quitclaim deeds dated May 26, 2004, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20040526-0062174 and Instrument No. 20050922-0113766, Register's Office for Davidson County, Tennessee, and by a quitclaim deed dated September 8, 2005, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20050908-0108336, Register's Office for Davidson County, Tennessee.

Tract III:
Map / Parcel 105 010 22900
1207 Villa Place

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Villa Place, 50 feet in width at the southeast corner of the property conveyed to Villa Way, LLC, of record in Instrument No. 20040928-0116793, Register's Office for Davidson County, Tennessee.

Thence with the westerly right-of-way line of Villa Place South 09 degrees 13 minutes 51 seconds West, 49.92 feet to a point at the northeast corner of Tract 4 of record in Instrument No.20020107-0002332;

Thence leaving the westerly right-of-way line of Villa Place with the northerly property line of said Tract 4, North 82 degrees 31 minutes 49 seconds West, 144.20 feet to a point on the easterly right-of-way line of Alley No. 438, 12 feet in width;

Thence with the easterly right-of-way line of said Alley Number 438, North 09 degrees 13 minutes 51 seconds East, 49.92 feet to a point at the southwest corner of said property conveyed to Villa Way, LLC, of record in Instrument No. 20040928-0116793;

Thence with the southerly property line of said Villa Way, LLC, South 82 degrees 31 minutes 49 seconds East, 144.20 feet to the point of beginning, containing 7,196 square feet or 0.165 acres, more or less.

Being part of the same property conveyed to Villa Properties Joint Venture, LLC, a Tennessee limited liability company, by quitclaim deeds dated May 26, 2004, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20040526-0062174 and Instrument No. 20050922-0113766, Register's Office for Davidson County, Tennessee, and by a quitclaim deed dated September 8, 2005, from Villa Properties Joint Venture, LLC, a Tennessee limited liability company, and Wade H. Elam, of record in Instrument No. 20050908-0108335, Register's Office for Davidson County, Tennessee.

Tract IV:
Map / Parcel 105 010 23000
0 Villa Place

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the westerly right-of-way line of Villa Place, 50 feet in width, at a corner common with the property conveyed to Carl P. Massaro and Lori L. Evans of record in Instrument Number 20011214-0138424 at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of way line of said Villa Place with the northerly property line of said Carl P. Massaro and Lori L. Evans, North 82 degrees 31 minutes 49 seconds West, 144.20 feet to an iron rod set on the easterly right-of-way line of Alley Number 438, 12 feet in width;

Thence with the easterly right-of-way line of said Alley Number 438, North 09 degrees 13 minutes 51 seconds East, 179.70 feet to a point at the southwest corner of the property conveyed to Villa Way, LLC, of record in Instrument Number 20040526-0062173, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of said Alley Number 438 with the southerly property line of Villa Way, LLC, of record in Instrument Number 20040526-0062173, South 82 degrees 31 minutes 49 seconds East, 144.20 feet to a point on the westerly right-of-way line of said Villa Place;

Thence with the westerly right-of-way line of Villa Place, South 09 degree 13 minutes 51 seconds West, 179.70 feet to the point of beginning, containing 25,901 square feet or 0.595 acres, more or less.

Being part of the same property conveyed to Villa Properties Joint Venture, LLC, a Tennessee limited liability company, by quitclaim deeds dated May 26, 2004, from Villa Way, LLC, a Tennessee limited liability company, of record in Instrument No. 20040526-0062174 and Instrument No. 20050922-0113766, Register's Office for Davidson County, Tennessee, and by a quitclaim deed dated September 8, 2005, from Villa Properties Joint Venture, LLC, a Tennessee limited liability company, and Wade H. Elam, of record in Instrument No. 20050908-0108337, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien not yet due and payable. All matters appearing on the Plan of record as Book 21, page 87, Register's Office for Davidson County, Tennessee. (all tracts)
2. Terms and conditions of that certain Lease Agreement by and between Villa Properties Joint Venture, LLC, as Lessor, and Taco Mamacita Nashville, LLC as Lessee, a memorandum of which appears of record in Instrument No. 20091002-0091885, Register's Office for Davidson County, Tennessee. (Tract I)
3. Orders of the Metropolitan Board of Zoning Appeals, recorded in Instruments Nos. 20030326-0039834 and 20030409-0047326, Register's Office for Davidson County, Tennessee. (all tracts)
4. All matters shown on the survey dated November 14, 2013, last revised March 5, 2014, by Gresham Smith and Partners, Kenneth D. Church, TN RLS 1004, 1400 Nashville City Center, 511 Union Street, Nashville, TN 37219.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My commission expires _____