BILL GARRETT, Davidson County
Trans:T20140016879 DEEDWARR
Recvd: 03/12/14 15:52 4 pgs
Fees:23.00 Taxes:4255.00
20140312-0020861

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box #14
25516-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Church Street East, LLC 1620 Westgate Circle Suite 150 Brentwood, Tennessee 37027	New Owner	Map 117-00-0 Parcel 027-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **R&M PROPERTIES, LTD.**, a Michigan corporation (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CHURCH STREET EAST, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 32nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, the southern portion of said parcel lies in Williamson County, Tennessee, being all of Lot No. 7 as shown on the Final Plat of Martha Marr's Subdivision of the Dodson Land at Brentwood, Tennessee as of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee, and being more particularly described according to a boundary survey showing improvements – By: H & H Land Surveying, Inc. – Job No. 2001 – 219 Dated: August 6, 2001 as follows:

Beginning at an iron rod (old) in the North right-of-way line of Church Street East (80' public right-of-way) at the common southerly property corner between Lots 7 and 8 as shown on the aforesaid Final Plat. Said iron rod also being 890 feet more or less East of the southeasterly end of the northeasterly return curve at the intersection of Church Street East and Church Court (50' public right-of-way) as measured along said northerly right-of-way line;

Thence, with the northerly right-of-way line of Church Street East, North 87° 41' 24" West 137.37 feet to an iron rod (old) at the southeasterly property corner of Lot No. 2 as shown on the Final Plat of 1st Revision – Resubdivision of Map 171, Parcels 24 & 25 – Brentwood Hotels / Geske Property as of record in Plat Book 8250, Page 882, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way line, with the easterly property line of Lot No. 2 as shown on the aforesaid Plat, North 02° 14' 01" East 314.82 feet to an iron rod (old) in the southerly boundary line of Brentwood Villa as of record in Plat Book 6900, Page 4, Register's Office for Davidson County, Tennessee;

Thence, with the southerly property line of Brentwood Villa, in part, South 87° 09' 19" East 138.04 feet to an iron rod (old) at the common northerly property corner between Lots 7 and 8 (Martha Marr's Subdivision);

Thence, with the common property line between Lots 7 and 8 (Martha Marr's Subdivision) South 02° 21' 20" West 313.53 feet to the Point of Beginning and containing 43,262 square feet or 0.9932 acres more or less as calculated by the above bearings and distances.

Being the same property conveyed to R&M Properties, Ltd., a Michigan corporation, by Special Warranty Deed dated August 28, 2001 from McNeel Properties of Tennessee, a South Carolina general partnership composed of Walter M. Keenan, Sr. and Walter M. Keenan, Jr., of record in Instrument No. 20010831-0094726, Register's Office for Davidson County, Tennessee, and also recorded in Book 2254, Page 617, Register's Office for Williamson County, Tennessee.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11th day of March, 2014.

R & M PROPERTIES, LTD., a Michigan corporation

By: Richard E. Weber
Name: Richard E. Weber
Its: President

By: Madelon J. Weber
Name: Madelon J. Weber
Its: Secretary

STATE OF MICHIGAN]
COUNTY OF Livingston]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RICHARD E. WEBER**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **R&M PROPERTIES, LTD.**, a Michigan corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office this 11 day of March, 2014.

CHRISTOPHER D BERGEN
Notary Public - Michigan
Livingston County
My Commission Expires Sep 20, 2018
Acting in the County of Livingston

Notary Public
My Commission Expires: 9/20/2018

CHRISTOPHER D. BERGEN NOTARY PUBLIC LIVINGSTON COUNTY, MI

STATE OF MICHIGAN]
COUNTY OF Livingston]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MADELON J. WEBER**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of **R&M PROPERTIES, LTD.**, a Michigan corporation, the within-named bargainor, and that she as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Secretary.

WITNESS my hand, at office this 11 day of March, 2014.

CHRISTOPHER D BERGEN
Notary Public - Michigan
Livingston County
My Commission Expires Sep 20, 2018
Acting in the County of Livingston

Notary Public
My Commission Expires: 9/20/2018

CHRISTOPHER D. BERGEN NOTARY PUBLIC LIVINGSTON COUNTY, MI

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Dana M. Meadows
Affiant

Subscribed and sworn to before me this
11th day of March, 2014.

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jessica D Puckett
Notary Public
My Commission Expires: Sept 11th, 2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee.

3. Matters shown on the ALTA/ACSM survey prepared by H & H Land Surveying, Inc., Michael V. Holmes, TN R.L.S. #213 dated August 6, 2001, Job #2001-219.