This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Info:

BILL GARRETT, Davidson County
Trans:T20140021339 DEEDWARR
Recvd: 03/31/14 13:12 3 pgs
Fees:18.00 Taxes:703.00
20140331-0026302

SEND TAX BILL TO:
ADDRESS NEW OWNER:
HABANERO, LLC

PARCEL ID
09613021700

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, **Buhler-Freeman Management, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **HABANERO, LLC**, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Attached Exhibit "A"

This is unimproved property known as 0 Elm Hill Pike, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 8250, page 947, said Register's Office.
Subject to an overhead line easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument #20051115-0137851 Register's Office for Davidson County, Tennessee.
Subject to an easement set forth in an instrument of record in Book 4817, page 997, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 8250, page 947, Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenant 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the ~~25~~ 27th day of March, 2014.

Buhler-Freeman Management, LLC

By: Julie Ann Buhler-Freeman, Sole Owner

Julie Ann Buhler-Freeman, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Julie Ann Buhler-Freeman** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Sole Owner of **Buhler-Freeman Management, LLC**, the within named bargainor, and that she as such authorized officer/owner, with the authority so to do, executed the within Warranty Deed for the purposes therein.

WITNESS my hand and official seal at office this ~~25~~ 27th day of March, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Julie Ann Buhler-Freeman** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that she executed the within Warranty Deed as her free act.

WITNESS my hand and official seal at office this ~~25~~ 27th day of March, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of March, 2014.

NOTARY PUBLIC
My Commission Expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY

EXHIBIT "A"

Being land lying in the 15th Councilmanic District of Davidson County, Nashville, Tennessee, being bounded on the west by remaining lands of ShoLodge, Inc.; bounded on the north by Buhler-Freeman Management, LLC, as recorded in Deed Book 11591, page 171, Register's Office of Davidson County; bounded on the east by Lot 1, Section 10, Parrish Comm., as recorded in Plat Book 5060, page 176, Register's Office of Davidson County; and bounded on the south by Lot 1, Section 11, Parrish Comm. Park, as recorded in Plat Book 5190, page 13, Register's Office of Davidson County, by Lot 2, Gowda's Two Lot Subdivision, as recorded in Plat Book 8250, page 947, Register's Office of Davidson County, by Lot 2, Section 3, Parrish Commercial Park, as recorded in Plat Book 4595, page 184, Register's Office of Davidson County, and by Lot 2, Section 6, Parrish Commercial Park, as recorded in Plat Book 5190, page 572, Register's Office of Davidson County, and being described as follows according to the survey of Robert M. Searson of Littlejohn Engineering Associates (Tennessee Registered Land Surveyor No. 1666), dated November 9, 2005:

POINT OF COMMENCEMENT being the southwest corner of said Lot 2, Section 6, Parrish Commercial Park, and lying on the northern right of way of Elm Hill Pike; thence leaving said right of way of Elm Hill Pike and along the western property line of said Lot 2, N27°19'08"E 155.68' to the true and actual POINT OF BEGINNING, said point being the northwest corner of said Lot 2 and the southwest corner of the tract being described; thence leaving said property line of Lot 2 with the following: N02°07'25"E 101.45' to a set point; thence N04°41'18"W 94.31' to a set point; thence N24°58'34"W 82.81' to a found 1/2" iron rod, said rod being the northwest corner of the tract being described; thence S79°56'52"E 83.16' to a found concrete monument; thence S09°59'26"W 63.04' to a found 1/2" iron pipe; thence S73°17'25"E 102.66' to a found iron rod; thence N70°44'39"E 106.85' to a found iron rod, said rod being the northeast corner of the tract being described; thence S05°49'20"E 151.49' to a set point; thence S85°24'54"W 129.25' to a set point; thence S01°12'57"E 93.79' to a found iron rod with cap, said rod being the southeast corner of the tract being described; thence N69°12'21"W 90.84' to a found 1/2" iron rod; thence N56°33'50"W 41.74' to the point of beginning.

Containing 45,942 square feet or 1.05 acres, more or less.

Being the same property conveyed to BUHLER-FREEMAN MANAGEMENT, LLC, by Deed dated December 12, 2005, from SHOLODGE, INC., a Tennessee Corporation of record in Instrument No. 20051212-0149243 Register's Office for Davidson County, Tennessee.

AND Being part of the property conveyed by Deed to Julie Ann Buhler-Freeman from Michael John Buhler-Freeman of record in Instrument No. 20140325-0024581 Registers Office for Davidson County, Tennessee.

AND

Attached as Exhibit "B" is " Expedited Order Authorizing Sale Real Property" signed by U.S. Bankruptcy Judge, Keith M. Lundin, authorizing the transfer of Real Property free and clear of all liens and interests in accordance with 11 U.S.C. S363(f) ; Case No. 13-09260 in the United States Bankruptcy Court for the Middle District of Tennessee.