THIS INSTRUMENT PREPARED BY:
Hannah A. Kolb, Esq.
Rudy, Wood, & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20140032377 DEEDWARR
Recvd: 05/09/14 14:20 3 pgs
Fees:18.00 Taxes:2590.00
20140509-0039972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00

Peter J. McNamara
Affiant

SUBSCRIBED AND SWORN to before me, this 8th day of May, 2014.

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

Notary Public
My Commission Expires: 8/23/2016

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
KAPA Ventures, LLC 2819 Murfreesboro Road Antioch, TN 37013	Same	Map/Parcel 149/352

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Saba's Ventures, LLC, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto KAPA Ventures, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Hamilton Crossings Business Park, as shown on plat of record in Plat Book 8250, page 697, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Saba's Ventures, LLC, a Tennessee limited liability company in Instrument 200712190145417, Register's Office for Davidson County, TN; Also being the same property conveyed to Saba's

Ventures, Inc., a Tennessee Corporation of record in Book 10452, Page 344, Register's Office for Davidson County, TN, and re-recorded in Book 10483, Page 78, Register's Office for Davidson County, TN.

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. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 8th day of May, 2014.

GRANTOR:
SABA'S VENTURES, LLC

Mohammed Saba, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared Mohammed Saba, the President of Saba's Ventures, LLC, a Tennessee limited liability company, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Owner and appointed representative of Saba's Ventures, LLC, the within named bargainor, and that he/she as such appointed representative, and being authorized to do so, executed the foregoing instrument by signing his name as President of Saba's Ventures, LLC for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, 2013.

Notary Public

My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016