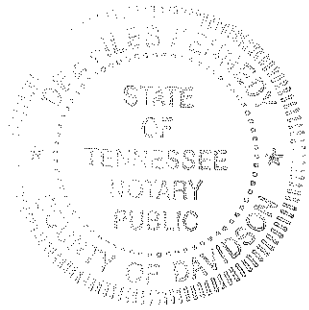
WARRANTY DEED



State of Tennessee)
County of Davidson)

14-07-002

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of July, 2014

Notary Public

My Commission Expires: ~~09/09/14~~ 9/2/18 (AFFIX SEAL)

"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY & AT THE DIRECTION OF THE PARTIES TO THIS TRANSACTION."

THIS INSTRUMENT WAS PREPARED BY
Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THE GRANDVIEW EIGHT, G.P.	" NEW OWNER "	183-00-0
(NAME) 7177 Nolensville Road, B-3	(NAME)	172.00
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **B & Y ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP, as to two-thirds (2/3) undivided interest and ARDESHIER BABAKNIA, as to one-thirds (1/3) undivided interest**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THE GRANDVIEW EIGHT, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Commercial Tract, Section One, October Woods, of record in Plat Book 9700, Page 667, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to B & Y ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP (A/K/A B & Y PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP), as to a two-thirds (2/3) undivided interest and to ARDESHIER BABAKNIA, as to a one-thirds (1/3) undivided interest, by Deed from B & Y ENTERPRISES (A/K/A B & Y PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP), of record in Instrument No. 19991230-0309230, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property is not now nor ever has been the principal place of residence for the Grantor(s).

THIS description is the same used in the previous deed of record.

Davidson County DEEDWARR
Recvd: 07/17/14 11:58 4 pgs
Fees:23.00 Taxes:185.00
20140717-0063311

BEING property known as: **0 OLD HICKORY BLVD., ANTIOCH, TN, 37013.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, its hands, this 11th day of July, 2014

B & Y PROPERTIES,
A TENNESSEE GENERAL PARTNERSHIP

By:
FRED YAZDIAN, PARTNER

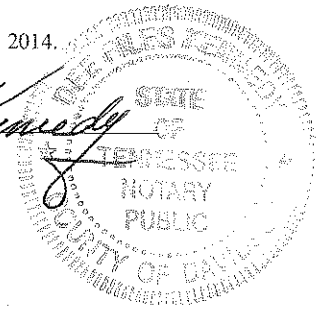
STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PARTNER of **B & Y ENTERPRISES (A/K/A B & Y PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP), A TENNESSEE GENERAL PARTNERSHIP, as to a two-thirds (2/3) undivided interest,** the within named bargainor(s), and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2014.

My Commission Expires: ~~10/10/2017~~ 7/2/18

Notary Public



Continued on Page 3

Continued from page 2

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, my hand, this 15th day of July, 2014.

Ardeshir Babaknia

ARDESHIER BABAKNIA

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, ~~the undersigned~~, a Notary Public ~~in and for said County~~ and State, the within named **ARDESHIER BABAKNIA, ~~as to one-thirds (1/3) undivided~~ interest**, the bargainor(s), with whom I am personally acquainted or proved to me ~~on the~~ basis of ~~satisfactory~~ evidence, and who acknowledged that ___ executed the within instrument ~~for the~~ purposes therein contained.

Witness my hand and official seal at _____ (City), _____ (State), this _____ day of July, 2014.

SEE ATTACHED DOCUMENT FOR NOTARY

My Commission Expires: mod/21/18

_____
Notary Public

I, the undersigned, 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.

~~Peter Weiss~~ Scott Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, ~~Peter Weiss~~ Scott Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~09/09/14~~ 9/2/18

Notary Public

DESIREE KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

ACKNOWLEDGMENT

State of California
County of Los Angeles

On July 15, 2014, before me, **BIJAN SANI** a notary public personally appeared Ardeshir Babaknia who proved to me on the basis of satisfactory evidence to be the person (s) whose name (S) is /are subscribed to the within instrument and acknowledged to me that he/she /they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instruments.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

BIJAN SANI
Commission # 2059808
Notary Public - California
Los Angeles County
My Comm. Expires Mar 27, 2018

Title or type of document: Warranty Deed