BILL GARRETT, Davidson County
Trans:T20140068154 DEEDWARR
Recvd: 09/12/14 10:58 4 pgs
Fees:23.00 Taxes:703.00
20140912-0083732

This Instrument Prepared By:

Marshall L. Hix
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Legacy11 LLC **1606 Twin Square Way** **Franklin, Tennessee 37067**	**Same**	**092-09-0A-001.00-CO and** **092-09-0A-002.00-CO**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Full Service Restoration, Inc. Money Purchase Pension Plan effective August 1, 2001 as amended and restated January 1, 2010 (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Legacy11 LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land (the "Property") located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled Resubdivision of the Wilcox Property, of record in Plat Book 421, page 42 (erroneously shown as page 21 on previous deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 59 fronts 50 feet on the northerly side of Roberts Street now known as Felicia Avenue, and runs back between parallel lines 125 feet to an alley.
>
> Being the same property conveyed to Full Service Restoration, Inc., Money Purchase Pension Plan by deed dated February 20, 2007 from John Martin, Trustee of the 3308 Felicia Ave. Trust of record as Instrument No. 20070306-0027861, Register's Office for Davidson County, Tennessee.

The Property is subject to the Master Deed Establishing 3308 Felicia Townhomes Unit Nos. 1 and 2, dated April 8, 2007, of record as Instrument No. 20070510-0056479, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Chan McCullough by Final Decrees Confirming Sale from Clerk and Master of record in Instrument No. 20120215-0013133 and in Instrument No. 20120215-0013130 Register's Office for Davidson County, Tennessee, dated November 9, 2011 and recorded on February 15, 2012 and, further, being the same property conveyed to Full Service Restoration, Inc. Money Purchase Pension Plan by Decrees for Redemption from Chan McCullough of record in Instrument No. 20130910-0095405 and in Instrument No. 20130910-0095406, Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded on September 10, 2013.

This is improved property shown on Davidson County Tax records as 3306 and 3308 Felicia Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2014 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 11th day of September, 2014.

GRANTOR:

George Holder, Individually and as Trustee,
Sole Participant and Employer under the
Full Service Restoration, Inc.
Money Purchase Pension Plan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, George Holder, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained in his individual capacity, and who further acknowledged that he is the Trustee, Sole Participant and Employer under the Full Service Restoration, Inc. Money Purchase Pension Plan, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 11 day of September, 2014.

NOTARY PUBLIC

My Commission Expires:
05/08/18

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $190,000.00

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:
05/08/18

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

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