BILL GARRETT, Davidson County
Trans: T20140069885 DEEDWARR
Recvd: 09/18/14 10:32 4 pgs
Fees: 23.00 Taxes: 1017.50
20140918-0085674

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Investment Properties, LLC **3350 Players Club Pkwy., Suite 103** **Memphis, TN 38120**	**New Owner**	**P/O 116 08 0V 005.00CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$275,000.00**.

Laura Brandewie
Affiant

Sworn to and subscribed before me this 12th day of September, 2014.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

, For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Land Development.com, Inc., a Tennessee corporation** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **Investment Properties, LLC, a Tennessee limited liability company** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **Unit A of Lot No. 5, The Townhomes of Bell Estates, Nashville, TN 37215.**

THIS CONVEYANCE IS MADE SUBJECT TO THE TAXES FOR THE YEAR 2015; TAXES FOR THE YEAR 2014 HAVE BEEN EXPRESSIVELY ASSUMED BY THE GRANTORS.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is

unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their successors, assigns 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this 12th day of September, 2014.

Land Development.com, Inc., a Tennessee corporation

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, 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 President of Land Development.com, Inc., the within named bargainor, a corporation, 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 the said Ardavan Afrakhteh as President.

Witness my hand, at office, this 12th day of September, 2014.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Unit A of Lot No. 5 on The Townhomes of Bell Estates, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bell Estates of record in Instrument No. 20140709-0060417, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Land Development.com, Inc., a Tennessee corporation, by Deed of record in Instrument No. 20130308-0023448 and in Instrument No. 20130308-0023449, said Register's Office.

Exhibit B

[Permitted Exceptions]

1. Subject to matters on plan of record in Plat Book 547, Page 47, said Register's Office

2. Subject to all matters on Plan of record in Instrument No. 20140204-0009899 and Surveyor's Certificate of Correction in Instrument No. 20140206-0010652, said Register's Office.

3. Subject to all matters on Plan of record in Instrument No. 20140708-0060023, said Register's Office.

4. Charter of Bell Estates Homeowners Association, Inc. of record in Instrument No. 20140130-0008537, said Register's Office.

5. Charter of The Townhomes of Bell Estates, Inc. of record in Instrument No. 20140514-0041254, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions for Bell Estates of record in Instrument No. 20140130-0008538, as amended in Instrument No. 20140224-0015757, said Register's Office.

7. Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bell Estates of record in Instrument No. 20140709-0060417, Register's Office

8. Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20000224-0018061, said Register's Office.

9. Easement for sewer for benefit of Lot 2 retained in Deed of record in Book 4900, Page 873, and Instrument No. 20130308-0023448, said Register's Office.

10. Storm Water Detention Agreement of record in Instrument No. 20131022-0109958, said Register's Office.

11. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for P/O Map-Par. 116 08 0V 005.00CO.