BILL GARRETT, Davidson County
Trans: T20140070894 DEEDWARR
Recvd: 09/22/14 15:30 2 pgs
Fees: 13.00 Taxes: 3052.50
20140922-0086912

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,

$825,000.00

Affiant

Subscribed and sworn to before me this 19th day of September, 2014

Notary Public
My Commission expires: 11/13/17
(Affix Seal)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Investment Properties, LLC	New Owner	105-10-0-374
3350 Players Club pkwy ~~Suite 130~~ Memphis, TN 38125		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Iconic College Realty, LLC, a North Carolina limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Investment Properties, LLC** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the final plat of Wedgewood Park, of record in Instrument Number 20110627-0048884, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Iconic College Realty, LLC, a North Carolina limited liability company by deed from New Urban Village Real Estate, Inc., a Tennessee Corporation by Warranty Deed on June 23, 2011, of record in Instrument Number 20110627-0048957 as corrected by Scrivener's Affidavit of record in Instrument Number 20110628-0049403, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20110627-0048884, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Instrument Number 20050406-0037548 and at Instrument Number 20060925-0118136 and Number 20061010-0125949, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument Numbers 20050321-0030406 and 20060925-0118083, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **Lot 1 Wedgewood Park, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 19, 2014.

Iconic College Realty, LLC
By: De La Guerra, LLC

By Gary Furukawa, Manager

STATE OF CALIFORNIA

COUNTY OF Santa Barbara

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared GARY FURUKAWA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to Manager (or other officer authorized to execute the instrument) of DE LA GUERRA, LLC managing member for ICONIC COLLEGE REALTY, LLC the within named bargainor, a limited liability company and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager (or other authorized officer).

WITNESS my hand and seal at office this the 19 day of September, 2014.

K. Esparza
NOTARY PUBLIC My Commission Expires: Aug 20, 2017

KIMBERLY ESPARZA
Commission # 2037833
Notary Public - California
Santa Barbara County
My Comm. Expires Aug 20, 2017