THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26516-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
2580 Murfreesboro Rd., LLC 2252 Edge O'Lake Drive Antioch, Tennessee 37013	New Owner	149-08-0/053-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BETEL TEKLEGIORGIS, ALEMAYEHU ARGAW ABEGAZ, AND SISAY MOLLA**, (hereinafter referred to as the "**Grantors**"), has bargained and sold, and by these presents do transfer and convey unto **2580 MURFREESBORO RD., LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of The Resubdivision of Reserved Parcel No. 46, Eze-San Park, of record in Plat Book 4350, Page 197, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 4 fronts 50 feet on the northeast margin of Murfreesboro Pike and runs back 150 feet along parallel lines to a line in the rear measuring 50 feet thereon.
>
> BEING the same property conveyed to Betel Teklegiorgis, Alemayehu Argaw Abegaz, and Sisay Molla by Warranty Deed dated April 6, 2011, recorded April 27, 2011, from Tennessee Valley Paytel, LLC, of record in Instrument No. 20110427-0032143, Register's Office for Davidson County, Tennessee.

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; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140075959 DEEDWARR
Recvd: 10/08/14 09:20 3 pgs
Fees:18.00 Taxes:950.90
20141008-0093152

IN WITNESS WHEREOF, the Grantors have executed this instrument this 6th day of October, 2014.

Betel Teklegiorgis

Alemayehu Argaw Abegaz

Sisay Molla

STATE OF Louisiana]
COUNTY OF Jefferson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **BETEL TEKLEGIORGIS, ALEMAYEHU ARGAW ABEGAZ, AND SISAY MOLLA**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 6th day of October, 2014.

Notary Public
My Commission Expires:

Bruce P. Schexnayder
Notary Public
State of Louisiana
Bar Roll No. 25861
My commisson is for life

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Affiant

Subscribed and sworn to before me this
15 day of October, 2014.

Notary Public
My Commission Expires: 8-21-17

DANA M. MEADOWS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 4350, Page 197, Register's Office for Davidson County, Tennessee.

3. Easement Agreement, of record in Book 9516, Page 589, Register's Office for Davidson County, Tennessee.

4. Access Easement Grant, of record in Book 9516, Page 601, Register's Office for Davidson County, Tennessee.