Davidson County DEEDWARR
Recvd: 11/21/14 08:33 7 pgs
Fees:38.00 Taxes:1572.50
20141121-0107199

This Instrument Prepared By:
D. Matthew Foster
Harwell Howard Hyne Gabbert & Manner, P.C.
333 Commerce Street, Suite 1500
Nashville, TN 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Ashraya Developers, LLC 10540 Cedar Grove Rd. Smyrna, TN 37167	Same	11400016600

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, PC REALTY, LLC, a Tennessee limited liability company, the Grantor herein, has bargained and by these presents does transfer and convey unto ASHRAYA DEVELOPERS, LLC, a Tennessee limited liability company, the Grantee herein, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property known as 623 Old Hickory Blvd. (f/k/a 7552 Sawyer Brown Road), Nashville, 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 heirs and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit B. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns against the lawful claims of all persons, whomsoever.

(Remainder of page intentionally left blank.)

WITNESS my hand this 19th day of November, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on the said day and date.

PC REALTY, LLC,
a Tennessee limited liability company

By: Terri Patton, Secretary and Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, Terri Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Secretary and Treasurer of PC Realty, LLC, the within named bargainor, and that she, as such Secretary and Treasurer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of such bargainor by herself as such Secretary and Treasurer.

Witness my hand and seal, at office in Nashville, TN, this 19th day of November, 2014.

Notary Public

My Commission Expires: 7/6/15

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $425,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 20th day of November, 2014.

Notary Public
My Commission Expires: 6/20/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

TRACT I

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD AT THE COMMON CORNER BETWEEN PHASE 1 - WESTVIEW PLACE AS OF RECORD IN PLAT BOOK 7900, PAGE 506 AND BELLE VALLEY, AS OF RECORD IN PLAT BOOK 6250, PAGE 182, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY PROPERTY LINE OF BELLE VALLEY, SOUTH 09 DEG 29 MIN 34 SEC WEST, 437.43 FEET TO AN EXISTING IRON ROD; THENCE NORTH 76 DEG 25 MIN 16 SEC WEST, 264.32 FEET TO AN EXISTING IRON ROD ON THE EASTERLY PROPERTY LINE OF MARY E. BUTTREY, AS OF RECORD IN INSTRUMENT NO. 200604110041494, AT SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY PROPERTY LINE OF MARY E. BUTTREY, NORTH 10 DEG 53 MIN 49 SEC EAST, 356.06 FEET TO AN EXISTING IRON ROD; THENCE NORTH 76 DEG 50 MIN 32 SEC WEST, 185.08 FEET TO AN EXISTING IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, NORTH 57 DEG 58 MIN 53 SEC EAST, 93.87 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 32 DEG 44 MIN 09 SEC EAST, 300.65 FEET TO AN EXISTING CONCRETE MONUMENT AT A CORNER COMMON WITH SAID PHASE 1 - WESTVIEW PLAZA; THENCE WITH THE PROPERTY LINE OF WESTVIEW PLAZA, SOUTH 10 DEG 02 MIN 47 SEC WEST, 75.39 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 70 DEG 20 MIN 35 SEC EAST, 257.86 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 10 DEG 18 MIN 59 SEC WEST, 166.78 FEET TO THE POINT OF BEGINNING, CONTAINING 185,299 SQUARE FEET (4.25 ACRES MORE OR LESS) AS SURVEYED BY MICHAEL H. CHARETTE, RLS NO. 2048, CHERRY LAND SURVEYING, JOB NO. 10245, DATED JANUARY 5, 2011.

TRACT II

EASEMENT RIGHTS BENEFITING TRACT I OF THE LAND CONTAINED IN ACCESS EASEMENT OF RECORD IN INSTRUMENT NO. 20100209-0010192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST PROPERTY CORNER OF WAL-MART STORES, INC., AS OF RECORD IN DEED BOOK 8881, PAGE 150, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 40, SOUTH 09 DEG 47 MIN 08 SEC WEST, 63.93 FEET TO THE POINT OF

BEGINNING; THENCE WITH THE CENTERLINE OF A 60 FOOT WIDE INGRESS/EGRESS EASEMENT, THROUGH THE PROPERTY OF SAM'S REAL ESTATE BUSINESS TRUST, AS OF RECORD IN DEED INSTRUMENT 200701160006421, AT SAID REGISTER'S OFFICE, SOUTH 52 DEG 34 MIN 09 SEC WEST, 228.14 FEET TO A POINT; THENCE SOUTH 33 DEG 19 MIN 09 SEC WEST, 631.01 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID BANCORPSOUTH BANK, AND THERE IS INCLUDED WITHIN THIS GRANT OF INGRESS/EGRESS THE ADDITIONAL NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS TO AND FROM THE ACCESS AREA, DESCRIBED ABOVE, OVER THE PRIVATE STREET SOMETIMES REFERRED TO AS ROCKY LANE, WHICH IS A PAVED STREET WHICH IS A PART OF TRACT 1 AND INTERSECTS OLD HICKORY BOULEVARD, A PUBLIC STREET, SO THAT GRANTEE WILL HAVE ACCESS TO A PUBLIC STREET FROM TRACT 2, AS SURVEYED BY MICHAEL H. CHARETTE, RLS NO. 2048, CHERRY LAND SURVEYING, JOB NO. 10245, DATED JANUARY 5, 2011.

BEING THE SAME PROPERTY CONVEYED TO PC REALTY, LLC FROM BANCORPSOUTH BANK BY DEEDS OF RECORD IN INSTRUMENT NO. 201101100002693 AND INSTRUMENT NO. 201101100002694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MMB

EXHIBIT B

1. Taxes and assessments for the year 2014, now due and payable, and subsequent years, not yet due and payable.

2. All matters as shown on Plat of record in Plat Book 7900, page 506 and Plat Book 7900, page 621, Register's Office for Davidson County, Tennessee. (Tract II)

3. Affidavit of record in Instrument No. 200909170087052, Register's Office for Davidson County, Tennessee.

4. Access Easement of record in Instrument No. 201002090010192, Register's Office for Davidson County, Tennessee.

5. Access Easement of record in Book 9130, page 905, Register's Office for Davidson County, Tennessee. (Tract II)

6. Sewer Easement of record in Book 8248, page 238, Register's Office for Davidson County, Tennessee. (Tract II)

7. Lack of direct access to and from a controlled access highway, I-40.

8. Any facts, rights, interests or claims that may exist or arise by reason of any matters disclosed by a survey prepared by James G. Terry, RLS No. 2287, James G. Terry & Associates, Job No. 2014-295, dated September 26, 2014.

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

