THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140089209 DEEDWARR
Recvd: 11/26/14 11:17 2 pgs
Fees:13.00 Taxes:6863.50
20141126-0109171

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,855,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2014.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Land Development.com, Inc.		
798 Old Hickory Blvd	New Owner	145-10-51
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Yap Investments, LTD., a Delaware Corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Land Development.com, Inc., a Tennessee corporation**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Nashville, Davidson County, Tennessee, City of Forest Hills, as shown on Property Tax Map 145-10, Parcel 51 and being more particularly described as follows:

Beginning at an iron pin on the north right of way of Otter Creek Road at the Southwest corner of the Otter Creek Church of Christ property, as recorded in Deed Book 10621, Page 891 and 20000913-0091250.

Thence; with Otter Creek Road North 86 degrees, 23', 11" West, 250 feet to an iron pin at the southeast corner of the Patricia Conner property as recorded in Deed Book 20031112-0165353 and Plat Book 4060, Page 165.

Thence; leaving Otter Creek Road and with the east line of Conner North 11 degrees, 30 ' East, 657.86 feet to an iron pin on the south line of Brigid Ann Heights as recorded in Plat Book 4660, Page 149.

Thence; South 84 degrees, 16' 03" East, 250 feet to an iron pin at the Northwest corner of the Otter Creek Church of Christ Property.

Thence; South 11 degrees, 35 ' 49" West, 648.69 feet to the point of beginning and containing 3.72 acres according to a survey by Jason Smith of Smith Land Surveying RLS 1961 dated March 5, 2004.

Being the same property conveyed to Yap Investments, LTD, a Delaware Corporation, by deed from RKP, LLC, a Tennessee limited liability company, of recorded as Instrument No. 20060720-0087980, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1224 Otter Creek Road, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness ___ hand( ) this the 20th day of November, 2014.

Yap Investments, LTD., a Delaware Corporation

BY: _____
Gary M. Katz

ITS: _____

STATE OF New York
COUNTY OF New York

Before me, a Notary Public in and for said State and County, personally appeared Gary M. Katz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary and Director of the maker, **Yap Investments, LTD., a Delaware Corporation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 20th day of November, 2014.

My Commission expires 9/2016

_____
Notary Public

JANET MORALES
Notary Public, State of New York
Qualified in New York County
No. 01MO6312490
My Commission Expires 9/2016

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027