NEW OWNER:

Scott Underwood, Trustee
3719 Woodmont Boulevard
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0683

Map 116 Group 08-0 Parcel 185.00 P/O

Map 116 Group 08-0 Parcel 168.00 P/O

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140097204 DEEDWARR
Recvd: 12/30/14 11:00 3 pgs
Fees:18.00 Taxes:6604.50
20141230-0118829

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Seven Hundred Eighty-Five Thousand and 00/100 Dollars ($1,785,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LA INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SCOTT UNDERWOOD, TRUSTEE OF THE SCOTT UNDERWOOD TRUST U/A DTD 06/02/2005** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bell Estates Revision 1 of record in Instrument No. 20140708-0060023, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to LA Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Vintage South, LLC, a Tennessee limited liability company, dated April 4, 2014, and of record in Instrument No. 20140428-0035607, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3719 Woodmont Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **December, 2014**.

LA INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By its Member: VINTAGE SOUTH DEVELOPMENT, INC., A TENNESSEE CORPORATION

By: _____
Nathan Lyons, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the PRESIDENT of VINTAGE SOUTH DEVELOPMENT, INC., a MEMBER of LA INVESTMENTS, LLC, the within named bargainor, and as such authorized officer of VINTAGE SOUTH DEVELOPMENT, INC., as a MEMBER of LA INVESTMENTS, LLC, being given the authority to so do, executed the within instrument on behalf of the company, for the purposes therein contained.

WITNESS my hand and official seal at office 19th day of **December, 2014**.

_____
NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 1,785,000.00 .

AFFIANT

Sworn to and subscribed to before me 19th day of **December, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY