Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

NEW OWNER:

LITTLE PROFESSIONAL PROPERTIES, LLC
P.O. Box 823
Tupelo, MS 38802

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0053

Map & Parcel ID No.: 1350006600 & 13500006700

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150009922 DEEDWARR
Recvd: 02/09/15 11:24 3 pgs
Fees:18.00 Taxes:8140.00
20150209-0011808

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million Two Hundred Thousand and 00/100 Dollars ($2,200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHABBIR BAHORA AND ZARINA BAHORA, TRUSTEES OF THE SHABBIR BAHORA REVOCABLE TRUST dated December 28, 2011, and SHABBIR BAHORA AND ZARINA BAHORA, TRUSTEES OF THE ZARINA BAHORA REVOCABLE TRUST dated December 28, 2011** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LITTLE PROFESSIONAL PROPERTIES, LLC, a Mississippi limited liability company** ("Grantee"), its successors and assigns, forever, the following tracts or parcels of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

TRACT I: (Map & Parcel 135-00-0-066)
Land in Davidson County, Tennessee, being a part of the W.W. Moran 215 Acre tract of land lying in the 2nd Civil District of said County and more particularly described as follows:

Beginning at a corner on the westerly margin of Murfreesboro Road about one half mile south of UNA, TN, said corner being the southeast corner of the old Moran tract and the northeast corner of a 10 acre tract belong to Rader; thence north 85 degrees 15 minutes west along the Seiner and Moran Line 155.0 feet to a stake in said line; thence north 34 degrees 30

minutes west 30 feet to a stake; thence north 61 degrees east 125 feet to a stake in the westerly margin of said Murfreesboro Road; thence south 29 degrees 30 minutes east along the westerly margin of said Murfreesboro Road 125 feet to the beginning.

TRACT II: (Map & Parcel 135-00-0-067)
Being **Lot No. 4**, on the Plan of British Woods, Section 2, of record in Book 6200, Page 141, in the Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **SHABBIR BAHORA AND ZARINA BAHORA AND THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF THE SHABBIR BAHORA REVOCABLE TRUST and SHABBIR BAHORA AND ZARINA BAHORA AND THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF THE ZARINA BAHORA REVOCABLE TRUST by Quitclaim Deed from SHABBIR BAHORA and ZARINA BAHORA, as tenants in common,** dated December 28, 2011, and of record in Instrument No. 20131202-0122450, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 2131 & 2127 MURFREESBORO PIKE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors 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 matters shown on the plat of record at Plat Book 6200, Page 141, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives, this 30th day of January, 2015.

SHABBIR BAHORA REVOCABLE TRUST
Dated December 28, 2011

By: _____
SHABBIR BAHORA, TRUSTEE

By: _____
ZARINA BAHORA, TRUSTEE

ZARINA BAHORA REVOCABLE TRUST
Dated December 28, 2011

By: _____
SHABBIR BAHORA, TRUSTEE

By: _____
ZARINA BAHORA, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SHABBIR BAHOR and ZARINA BAHORA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they each are **TRUSTEES** of **SHABBIR BAHORA REVOCABLE TRUST DATED DECEMBER 28, 2011, and TRUSTEES** of **ZARINA BAHORA REVOCABLE TRUST DATED DECEMBER 28, 2011**, the within-named bargainor, and as such authorized trustees, being given the authority to so do, executed the within instrument on behalf of the Trust by signing its name as such authorized trustees.

WITNESS my hand and official seal at office, this 30th day of January, 2015.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 10/18/15

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The actual consideration or value, whichever is greater, for this transfer is **$2,200,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 30th day of January, 2015.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 10/18/15