This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150012927 DEEDWARR
Recvd: 02/23/15 10:28 2 pgs
Fees:13.00 Taxes:2553.00
20150223-0015265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $690,000.00.

Affiant

Subscribed and sworn before me this the 9th day of January, 2015.

Notary Public
My commission expires: 5/22/17

LISA RIPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Fowl Mouth, LLC 5228 Nolensville Pike Nashville, TN 37211	Fowl Mouth, LLC 5228 Nolensville Pike Nolensville, TN 37211	161-08-027.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NEW ERA MANAGEMENT SERVICES TWO, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FOWL MOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Southwood, of record in Book 2663, Pages 125 and 126, Register's Office for said county, described as follows:

Beginning at a point in the north margin of Brewer Drive at the corner of Lots Nos. 3 and 4; thence with the line between said lots, northerly 192.02 feet to a corner of Lot No. 2; thence with the line between Lots No. 2 and 3, westerly 190.12 feet to the east margin of Nolensville Road; thence with the margin of said road, southerly 150 feet to the beginning of a curve; thence around said curve, southeasterly 39.29 feet to the northerly margin of Brewer Drive; thence with the margin of the same, easterly 125.38 feet to the point of beginning.

Being the same property conveyed to New Era Management Services Two, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Fruz Lohrasbi Roshanfar, Faryab Lohrasbi and Amtis Lohrasbi, dated October 27, 2008, and of record in Instrument No. 20081027-0107080, Register's Office for Davidson County, Tennessee. Also of reference, Quitclaim Deed of Correction of record in Instrument No. 20081104-0109755, Register's Office for Davidson County, Tennessee and Warranty Deed of record in Instrument No. 20000802-0076542, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 5228 Nolensville Road, Nashville, Tennessee 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 9th day of January, 2015.

New Era Management Services Two, LLC

By: Fruz Lohrasbi Roshanfar, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Fruz Lohrasbi Roshanfar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the member of the within named bargainor, a TN LLC, and that she, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Fruz Lohrasbi Roshanfar as such member.

Witness my hand and official seal this 9TH day of JANUARY, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY