After recording return to:

Conederosa Enterprises, Inc.
Attn: Mickey J. Cones
631 Grant Park Court
Franklin, TN 37607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is
$ 598,346.99

Affiant Mickey J. Cones

Subscribed and sworn before me this the 13th day of February, 2015.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150012884 DEEDWARR
Recvd: 02/23/15 10:04 3 pgs
Fees:18.00 Taxes:2213.88
20150223-0015431

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Map and Parcel No.:
Conederosa Enterprises, Inc. 631 Grant Park Court Franklin, TN 37607	Texas Champion Bank P.O. Box 270550 Corpus Christi, TX 78427	118-02-0 225.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LA LOCA, LLC, with its address at 2714 Westwood Drive, Nashville, Tennessee 37204, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to CONEDEROSA ENTERPRISES, INC., hereinafter called the Grantee, its 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. 69 and the northerly 25 feet of Lot No. 70, in the Plan of George I. Waddey's Subdivision of Westwood, as shown on plat of record in Plat Book 332, page 99, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot No. 69 and the northerly half of Lot No. 70 front together 75 feet on the easterly side of Seventh Avenue, South, extended, and run back eastwardly between parallel lines 180 feet to an alley in the rear.

Being the same property conveyed to LA LOCA, LLC by deed of record in Instrument No. 20091130-0109428, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____ UNIMPROVED PROPERTY KNOWN AS 2714 Westwood Drive, Nashville, Tennessee 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to

said Grantee, its successors 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 13th day of February, 2015.

LA LOCA, LLC

By: _____
MICKEY J. CONES, Member

By: _____
MARTIN B. FREDERIKSEN, Member

By: _____
DAVID E. MALLOY, Member

Prepared by:

Bruce E. Toppin, III
Rosenthal Pauerstein Sandoloski Agather LLP
755 East Mulberry Avenue, Suite 200
San Antonio, Texas 78212

STATE OF TENNESSEE

COUNTY OF Williamson

On this 13 day of February, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Mickey J. Conner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the authorized agent of the within named bargainor, a Limited Liability Company, and that he, as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by said Mickey J. Conner, as such authorized agent.

Witness my hand and official seal this 13th day of February, 2015.

My Commission Expires: My comm expires September 19, 2018 Notary Public

SHEILA A. WALKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12 day of February, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Martin Frederiksen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the authorized agent of the within named bargainor, a Limited Liability Company, and that he, as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by said Martin Frederiksen, as such authorized agent.

Witness my hand and official seal this 12 day of February, 2015.

My Commission Expires: 3-8-16 Notary Public

WILLIAM M HAGEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

On this 13th day of February, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared David E. Malloy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the authorized agent of the within named bargainor, a Limited Liability Company, and that he, as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by said David E. Malloy, as such authorized agent.

Witness my hand and official seal this 13th day of February, 2015.

My Commission Expires: My comm expires September 19, 2018 Notary Public

SHEILA A. WALKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY