BILL GARRETT, Davidson County
Trans:T20150013274 DEEDWARR
Recvd: 02/24/15 09:05 4 pgs
Fees:23.00 Taxes:5550.00
20150224-0015670

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26817-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
KenMar Properties, LLC 10414 Plaza Americana Drive Baton Rouge, LA 70816	New Owner	1320850A00100co

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Zephyr Holdings TX LLC, a Florida limited liability company**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **KenMar Properties, LLC, a Louisiana limited liability company**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of February, 2015.

Zephyr Holdings TX LLC, a Florida limited liability company

By: _____
James Traweek, Manager

TEXAS
STATE OF ~~TENNESSEE~~]
COUNTY OF COLLIN]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Traweek,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of Zephyr Holdings TX LLC, a Florida limited liability company, the within-named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing the name of Zephyr Holdings TX LLC by himself as such Manager.

WITNESS my hand, at office this 13th day of February, 2015.

Rickey R. Newbern
Notary Public
My Commission Expires: Oct. 13, 2016

RICKEY R. NEWBERN
MY COMMISSION EXPIRES
October 13, 2016

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Lisa L. Aiken
Affiant

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

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

LAND in Nashville, Davidson County, Tennessee being Unit "A" as shown on the plan attached as Exhibit B to the Declaration of 3074 & 3078 Sidco Commercial Condominium of record as Instrument No 20130307-0023079, Register's Office for Davidson County, Tennessee, being part of Lot "D" on the Plat of Resubdivision of Lots "D" and "C-1" on the Plat of Horrell's Sidco Development as of record as Instrument No. 20030605-0077784, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zephyr Holdings TX LLC, a Florida limited liability company by Deed from PS Buildings, Ltd., a Florida limited partnership, of record as Instrument No. 20140225-0015903, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. Matters shown on the Plan of record as set out on Exhibit "B" to the Declaration of 3074 & 3078 Sidco Commercial Condominium, of record in Instrument No. 20130307-0023079, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record as Instrument No. 20030605-0077784, Register's Office for Davidson County, Tennessee, shown as an Owner's Certificate and is subject to all matters as set forth therein.

4. Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials as set out in deed to State of Tennessee of record in Book 1731, page 533, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7610, page 584, Register's Office for Davidson County, Tennessee.

6. Easement Agreement for pedestrian and vehicular access of record in Book 7746, page 156, Register's Office for Davidson County, Tennessee.

7. Subject to the terms of the conditions and covenants stated in the deeds from CSX Transportation, Inc., of record in Book 7429, page 245, and Book 7925, page 103, Register's Office for Davidson County, Tennessee.

8. Title to that portion of the premises within the bounds of any charter railroad right-of-way.

9. Stormwater Detention Agreement of record as Instrument No. 20070522-0060800, Register's Office for Davidson County, Tennessee.

10. Subject to the Declaration of 3074 & 3078 Commercial Condominium, of record in Instrument No. 20130307-0023079, Register's Office for Davidson County, Tennessee.