This document prepared by (and after recording return to):

Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150018449 DEEDWARR
Recvd: 03/13/15 12:08 3 pgs
Fees:18.00 Taxes:584.60
20150313-0021784

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ARZ Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Benjamin Dang** and **Leena Dang** (collectively, "Grantee"), the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 and part of Lot No. 2, as shown on the map entitled John L. Brown's Subdivision in North Nashville, as shown on plat of record in Plan Book 21, page 136, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by Ernest Davis, Surveyor, dated May 30, 1985, as follows:

Beginning at an iron pin on the northerly margin of Jefferson Street (the southeast corner of the property herein described); thence North 19 degrees 45 minutes, East 129.15 feet to an iron pin in the Interstate Hwy, chain link fence; thence South 78 degrees 30 minutes West 75.0 feet to an iron pin; thence South 19 degrees 45 minutes East 129.05 feet to an iron pin the northerly right-of-way of Jefferson Street (the southwest corner of the property herein described); thence with the north right-of-way of Jefferson Street, North 78 degrees 30 minutes East 75.0 feet to the beginning.

Being the same property conveyed to ARZ Properties, LLC, a Tennessee limited liability company by deed dated November 21, 2007 from William H. Council, Sr. of record as Instrument No. 20071126-0137277, said Register's Office.

Map & Parcel 09203002800

This property is known as 1820 Jefferson Street (1820 and 1820A), Nashville, TN 37208

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, including:

1. Unrecorded Lamar Companies Sign Location Lease, and any unrecorded leasehold estates, whose rights are retained by the Grantor.
2. For a period of twenty five years from the date of the sale or until termination of the Lease, whichever is the first to occur, Grantor and its agents shall have the right to enter upon the premises to repair and maintain the sign and Grantee agrees to abide by the terms of Lease and not allow any obstruction of the highway view of the sign.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 6th day of March, 2015.

ARZ Properties, LLC

BY: Rashid Ahmad, Chief Manager
Rashid Ahmad, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rashid Ahmad, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as the Chief Manager of ARZ Properties, LLC, a Tennessee limited liability company.

WITNESS my hand and official seal this 6th day of March, 2015.

WILLIAM DAVIS ROSWELL — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Benjamin and Leena Dang	New Owner
1820 Jefferson Street	
Nashville, TN 37208	

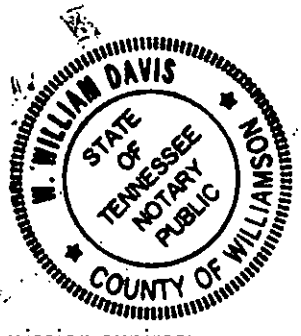
STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$158,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 6th day of March, 2015.

Affiant

(Seal)



Notary Public

My commission expires:

12/27/2016