Davidson County	DEEDWARRSP
Recvd: 06/17/15 13:56	8 pgs
Fees:43.00 Taxes:4312.35	
20150617-0057782	

This instrument prepared by:	Upon recording, return to:
Karyl Argamasilla, Esq. Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131	Novare National Settlement Service, LLC 320 Commerce Street, Suite 150 Irvine, California 92602 Attn: Alan Petner

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) ASHRAF W. MANNAN AND MECHEAL A. FALTAS	(NAME) ASHRAF W. MANNAN AND MECHEAL A. FALTAS	069 00 0 227 0
(STREET ADDRESS OR ROUTE NUMBER) 202 Clarenton Circle	(STREET ADDRESS) 202 Clarenton Circle	3940 - 3958 Clarksville Pike
(CITY) (STATE) (ZIP) Franklin, Tennessee 37069	(CITY) (STATE) (ZIP) Franklin, Tennessee 37069	Nashville, TN

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MSCI 2007-IQ16 CLARKSVILLE RETAIL, LLC**, a Delaware liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto **ASHRAF W. MANNAN AND MECHEAL A. FALTAS**, both individuals ("**Grantee**"), its successors and assigns, certain real estate in

Davidson County, Tennessee, as more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to:

(a) Real property taxes and assessments for the year 2015 and thereafter;

(b) Matters that would be disclosed by an accurate survey;

(c) Zoning and other regulatory laws and ordinances affecting the Property;

(d) Easements for public utilities; and

(e) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions and other matters of record.

This is improved property, known as 3940 - 3958 Clarksville Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging, to Grantee, its successors and assigns.

Grantor covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Dated: June 15, 2015.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand as of the date referenced above, the limited liability company party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

Witnesses:

GRANTOR:

MSCI 2007-IQ16 CLARKSVILLE RETAIL, LLC, a Delaware limited liability company

By: LNR Partners, LLC, a Florida limited liability company, its manager

Signature: _____
Print Name: Rudy Rincon

Signature: _____
Print Name: Jiannell Tavarez

By: _____
Name: Rodolfo S. Lauredo
Title: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10 day of June, 2015 by Rodolfo S. Lauredo, as Vice President of LNR Partners, LLC, a Florida limited liability company, as manager of **MSCI 2007-IQ16 CLARKSVILLE RETAIL, LLC**, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

JIANNELL TAVAREZ
My Comm. Expires
Jul 7, 2016
No. EE 203922
NOTARY
PUBLIC
STATE OF FLORIDA

_____
Notary Public
Print Name: Jiannell Tavarez
Serial No. (if any): EE203922

[BUYER ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF TH
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $1,165,500.00

Subscribed and sworn to before me this the 15 *day of June, 2015.*

ASHRAF W. MANNAN, an individual

Affiant (Grantee) Ashraf Mannan by MEHKS Attorney in Fact

Notary Public _____

My commission expires: 5/23/2018
(Affix Seal)

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TH
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $1,165,500.00

Subscribed and sworn to before me this the 15 *day of June, 2015.*

MECHEAL A. FALTAS, an individual

Affiant (Grantee) _____

Notary Public _____

My commission expires: 5/23/2018
(Affix Seal)

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being in the 2nd Councelmanic District, 1st Civil District, City of Nashville, County of Davidson, State of Tennessee and being Lot No. 2 depicted on that certain Plan of Northside Station, Clarksville Highway recorded in Plat Book 8250, Page 873 in the Register's Office of Davidson County, Tennessee; which plat is incorporated herein by this reference.

TOGETHER WITH those easements rights arising under that certain Declaration of Reciprocal Easements and Restrictions by Kroger Limited Partnership I, an Ohio limited partnership, dated February 10, 1998, filed for record February 13, 1998 at 3:21 p.m., recorded in Book 10795, Page 158, aforesaid Register's Office; as amended by that certain First Amendment to Declaration of Reciprocal Easements and Restrictions by Kroger Limited Partnership I, an Ohio limited partnership and Creekside Shops, LLC, a Tennessee limited liability company, dated May 18, 1999, filed for record May 19, 1999 at 10:06 a.m., recorded in Book 11484, Page 568, aforesaid Register's Office.

ALSO TOGETHER WITH those easements rights arising under that certain Reciprocal Easement Agreement by and between the Kroger Co., an Ohio corporation and Austell Associates, a Georgia joint venture, dated June 15, 1994, filed for record June 15, 1994 at 3:16 p.m., recorded in Book 9379, Page 266, aforesaid Register's Office; as amended by that certain First Amendment to Reciprocal Easement Agreement by and between Kroger Limited Partnership I, an Ohio limited partnership and Austell Associates, a Georgia joint venture, dated May 18, 1999, filed for record May 19, 1999 at 10:05 a.m., recorded in Book 11484, Page 548, aforesaid Register's Office; as further amended by that certain Second Amendment to

Reciprocal Easement Agreement by and between Kroger Limited Partnership I, an Ohio limited partnership and Austell Associates, a Georgia joint venture, dated December 13, 1999, filed for record January 24, 2000 at 3:29 p.m., recorded as Instrument No. 200001240007918, aforesaid Register's Office.

ALSO TOGETHER WITH those easements rights arising under that certain Reciprocal Access and Restrictions Agreement by and between Kroger Limited Partnership I, an Ohio limited partnership, Creekside Shops, LLC, a Tennessee limited liability company and Metropolitan Government of Nashville and Davidson County, Tennessee, dated May 18, 1999, filed for record May 19, 1999 at 10:06 a.m., recorded in Book 11484, Page 587, aforesaid Register's Office.

Tax Parcel No. 69/227

Property address: 3940 Clarksville Pike, Nashville, Tennessee

This being the same property as conveyed by that certain Successor Trustee's Deed to MSCI 2007-IQ16 Clarksville Retail, LLC, a Delaware limited liability company, by Instrument No. 20140109-0002567, dated December 19, 2013, recorded January 9, 2014 in the Register of the Deeds for Davidson County, Tennessee.

True Copy Certification

I, Darren Aplet, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Darren Aplet
Signature

State of California

County of Orange

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Please See Attached
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On June 17, 2015 before me, Dennis Chaplin, a Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Darren Aplet
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DENNIS CHAPLIN
Commission # 1999966
Notary Public - California
Orange County
My Comm. Expires Jan 1, 2017

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: True Copy Certification Document Date: N/A
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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