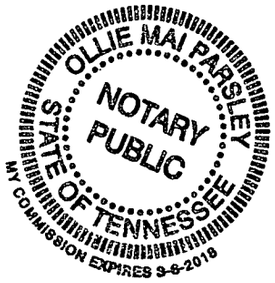
Box 29



STATE OF TENNESSEE 19699
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2015.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Chen Properties, LLC	Send Tax Bills To:
(Name) 460A Craighead Street	(Name) NEW OWNER
(Street Address or Route Number) Nashville, TN 37204-2334	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20150054330 DEEDWARR
Recvd: 07/06/15 15:11 2 pgs
Fees:13.00 Taxes:2960.00
20150706-0065292

Map-Parcel Number(s): 10515001500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Shams Properties, LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chen Properties, LLC HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT I: LAND in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the land of W. W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, described according to a survey made by Frank V. Neeley, dated June 3, 1988, as follows: Beginning at an iron pin in the northerly margin of Craighead Street; thence with the northerly margin of Craighead Street, North 89 deg. 06 min. 19 sec. West, a distance of 275.00 feet to an iron pin; thence North 00 deg. 53 min. 41 sec. East, a distance of 18.00 feet to an iron pin; thence North 89 deg. 06 min. 19 sec. West, a distance of 22.60 feet to an iron pin; thence leaving said margin of Craighead Street, North 6 deg. 55 min. 16 sec. East, a distance of 95.66 feet to an iron pin; thence North 21 deg. 38 min. 02 sec. East, a distance of 227.46 feet to an iron pin; thence North 31 deg. 04 min. 15 sec. East, a distance of 140.17 feet to an iron pin; thence South 75 deg. 58 min. 24 sec. East, a distance of 107.76 feet to a concrete monument; thence South 3 deg. 23 min. 00 sec. East, 423.73 feet to the point of beginning, containing 2.2375 acres, more or less.

TRACT II: BEING a 25 foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows: Beginning at an iron pin at the northeast corner of the above tract and running thence, North 40 deg. East, to the westerly margin of Bransford Avenue; thence with the margin of same, southerly 25 feet to a point; thence South 40 deg. West to a point in the easterly line of said 2.1 acre tract 25 feet south of the iron pin at the beginning point; thence with the easterly line of said 2.1 acre tract, North 3 deg. 23 min. West, 25 feet to the beginning.

BEING part of the same property conveyed to Shams Properties, LLC by deed from Mohammad R. Shams, filed of record in Book, page 20090520-0046588, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 460 Craighead Street, Nashville, TN 37204.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 his/her/their hand(s) this 2nd day of July, 2015.

Seller Shams Properties, LLC

By: Mohammad Reza Shams, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Mohammad Reza Shams, 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 Managing Member, of SHAMS PROPERTIES, LLC, the within named bargainor, a Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such Managing Member.

Witness my hand and official seal on this the 2nd day of July, 2015.

Notary Public

My Commission Expires:
3/6/18

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018