BILL GARRETT, Davidson County
Trans:T20150055007 DEEDWARRSP
Recvd: 07/08/15 10:27 5 pgs
Fees:28.00 Taxes:2016.50
20150708-0066101

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel No.:
AHOS 7, LLC 1420 Rocky Ridge Dr., Ste. 100 Roseville, California 95661	K2, LLC 6136 Cockrill Bend Circle Nashville, Tennessee 37209	079-00-0-086.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AL MALEK,** a married man ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **AHOS 7, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 6136 Cockrill Bend Circle, Nashville, Davidson County, Tennessee 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in **Exhibit B**, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2015 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 6th day of July, 2015.

GRANTOR:

Al Malek

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Al Malek, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 16th day of July, 2015.

Notary Public

My Commission Expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $545,000.00

AFFIANT

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

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Notary Public

My Commission Expires:

03/08/2015

EXHIBIT A
LEGAL DESCRIPTION

Lot No. 1, on the Plan of the Resubdivision of Lot No. 9, Cockrill Bend Industrial Complex, Section 8 (Plat Book 6050, page 517), as of record in Instrument No. 20010108-0001978, Subdivision No. 2001 S-005U-07.

Beginning on the Southeasterly Right of Way of Cockrill Bend Circle at the Common Corner of Lot No. 10, on the Plan of Cockrill Bend Industrial Complex, Section 8, as of record in Plat Book 8250, page 93, Register's Office for Davidson County, Tennessee and Lot No. 1; Thence running with said Right of Way with a curve to the left with a Delta of 14°49'00", a radius of 695.00 feet and an arc length of 179.23 feet to the common corner of Lots No. 1 and 2; Thence 861°06'46"E, 306.19 feet to the common rear corner of said Lots; Thence 815°35'00"W, 184.13 feet to the common corner of the aforementioned Lot No. 10 and Lot No. 1; Thence with the common line of said Lots N60°52'30"W, 326.24 feet to the southeasterly right of way of Cockrill Bend Circle and the point of beginning, containing 1.27 acres, more or less.

Being the same property conveyed to Al Malek by Warranty Deed, of record in Instrument No. 20010110-0003335, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2015, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20010108-0001978, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 6266, page 279, Book 6798, page 309, Book 6823, page 645, and in Book 8969, page 111, in the Register's Office for Davidson County, Tennessee.

4. Right-of-way Dedication Cockrill Bend Industrial Road of record in Book 6250, page 846, in the Register's Office for Davidson County, Tennessee.