BILL GARRETT, Davidson County
Trans:T20150064059 DEEDWARRSP
Recvd: 08/04/15 10:30 3 pgs
Fees:18.00 Taxes:2941.50
20150804-0076989

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
KIA Investments, LLC	Same	**065-13-0A-001.00-CO**
8104 Cambury Cove W.		**065-13-0A-001.00-CO**
Germantown, TN 38138		**065-13-0A-001.00-CO**
		065-13-0A-001.00-CO
		065-13-0A-001.00-CO
		065-13-0A-001.00-CO
		065-13-0A-001.00-CO
		065-13-0A-001.00-CO

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, **LAKELAND WEST CAPITAL II, LLC, a Texas limited liability company,** (GRANTOR), has this day bargained and sold and hereby transfer and convey to **KIA Investments, LLC, a Tennessee limited liability company** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units 1-A, 1-B, 1-C, 1-D, 1-F, 1-G, 1-H and 2-F, on the Horizontal Property Regime for Scotts Hollow Condominiums, Phase 1, Section II, as recorded in the Master Deed of record in Instrument No. 20030829-0125456, amended in Instrument No. 20110516-0037426 and as shown on plat of record in Plat Book 8250, page 241, which was amended in Instrument No. 20070423-0048064, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LAKELAND WEST CAPITAL II, LLC, by deed from TODD H. HANCOCK, SUCCESSOR TRUSTEE, of record in Instrument No. 20120530-0046800, dated May 9, 2012, said Register's Office.

This is improved property known as 4961, 4963, 4965, 4969, 4973, 4975, 4977, 4979 Lebanon Pike, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit A attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 31st day of July, 2015.

Lakeland West Capital II, LLC

By Adam D. McKee
President of Lakeland West Capital, LLC,
Authorized Member

STATE OF TEXAS
COUNTY OF MCLENNAN

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Adam D. McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Lakeland West Capital, LLC, a Texas limited liability company, and Authorized Member of Lakeland West Capital II, LLC, a Texas limited liability company, the within named bargainor, a limited liability company, and that he as such President and Authorized 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 the said Adam D. McKee as President and Authorized Member.

Witness my hand, at office, this 31st day of July, 2015.

Notary Public
My Commission Expires: November 15, 2017

KRISTEN LITTLEFIELD
Notary Public, State of Texas
My Commission Expires
November 15, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $795,000.00.

Affiant

Subscribed and sworn to before me, this ~~31st~~ 3rd day of ~~July~~ Aug., 2015. ajs

Notary Public
My commission expires: 5/23/16

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MAY 23, 2016

Exhibit A
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 065-13-0A-001.00-CO, 065-13-0A-002.00-CO, 065-13-0A-003.0-CO, 065-13-0A-004.00-CO, 065-13-0A-006.00-CO, 065-13-0A-007.00-CO, 065-13-0A-008.00-CO, 065-13-0A-014.00-CO.

2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Scotts Hollow, LLC, a Tennessee Limited Liability Company to Harold Freener, of record as Instrument No. 20100803-0060809, said Register's Office of Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 8250, page 241 and amended as Instrument No. 20070423-0048064, said Register's Office.

4. Master Deed of record as Instrument No. 20030829-0125456 and amended as Instrument No. 20110516-0037426, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20050303-0023546, said Register's Office.

6. Ingress/Egress Easement of record in Book 10506, page 591, said Register's Office.