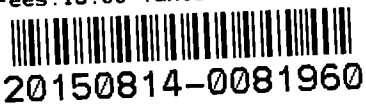
BILL GARRETT, Davidson County
Trans: T20150068683 DEEDWARR
Recvd: 08/14/15 16:22 3 pgs
Fees: 18.00 Taxes: 2960.00



20150814-0081960

This instrument prepared by:
Edward C. Muns, Esq.
The Muns Law Firm, APC
2241 Kettner Boulevard, Suite 200
San Diego, CA 92101-1769

WARRANTY DEED

OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS
Deborah Starrett	Jackson Grove 238, LLC	086000010000
2127 Wroxton Road	300 71st Street, Suite 620	08600020200
Houston, TX 77005	Miami Beach, FL 33141	

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, Jackson Grove 238, LLC, a Delaware limited liability company ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto Deborah Starrett ("Grantee") herein, her (successors), heirs and assigns, four and two hundred fifty-five one-thousandths percent (4.255%) tenant-in-common interest, in that certain real estate in Davidson County, Tennessee, as follows:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration or value, whichever is greater, for this transfer, is Eight Hundred Thousand and No/100 Dollars ($800,000.00).

(Affiant) Deborah Starrett

Subscribed and sworn to before me this 14 *day of* July, *2015.*

Notary Public: _____

My commission expires: 9/11/18
Affix Seal:

RAMBOD BARZIN
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-11-18

This is improved property, known as 3417 Lebanon Pike, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons

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.

Witness our hand this 10th day of August, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jackson Grove 238, LLC,
a Delaware limited liability company

By: _____
Grant Cardone, Manager

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I, Nelanina Brizuela, the undersigned Notary Public, do hereby certify that Grant Cardone, the Sole Member of Jackson Grove 238, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 10th day of August, 2015.

_____
Notary Public for Florida
My commission expires: 10/13/2018

Seal:

NELANINA BRIZUELA
Notary Public - State of Florida
My Comm. Expires Oct 13, 2018
Commission # FF 168330
Bonded through National Notary Assn.

EXHIBIT "A"

LEGAL DESCRIPTION

LAND LOCATED IN THE 14TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF LEBANON PIKE, EAST OF CENTRAL PIKE AND WEST OF OLD HICKORY BOULEVARD DESCRIBED ACCORDING TO AN ALTA / ASCM LAND TITLE SURVEY DATED 3-6-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. RL.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF LEBANON PIKE (A.K.A. HIGHWAY 70N), SAID ROD BEING LOCATED N 41° 29' 11" E 67.0 FEET (60.73 FEET ON PREVIOUS DESCRIPTION) FROM AN EXISTING CONCRETE HIGHWAY RIGHT OF WAY MONUMENT AT STATION 92+00 AS SHOWN ON TENNESSEE DEPT. OF TRANSPORTATION PLANS FOR PROJECT U-24-1 (SHEET N0.5) AND BEING THE NORTHEAST CORNER OF THE TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION, INC. LAND (BOOK 4157, PAGE 690 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN OF LEBANON PIKE N 41° 29' 11" E 130.23 FEET TO AN IRON ROD (NEW); THENCE N 46° 29' 11" E 349.57 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF VALVOLINE INSTANT OIL CHANGE, INC. (BOOK 7996, PAGE 871 R.O.D.C., TN.); THENCE WITH SAID VALVOLINE PROPERTY S 43° 45' 00" E 148.30 FEET TO AN IRON ROD (NEW); THENCE N 46° 15' 00" E 110.00 FEET TO AN IRON ROD (NEW) AT A CORNER TO THE KARENE PROPERTIES, L.P. LAND (BOOK 8832, PAGE 62 R.O.D.C., TN.); THENCE WITH SAID KARENE PROPERTY S 43° 45' 00" E 144.03 FEET TO A POINT; THENCE N 46° 15' 00" E 198.04 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF THE JACKSON'S COURTYARD PARTNERSHIP LAND (INSTRUMENT# 20010216-0014819 R.O.D.C., TN); THENCE WITH SAID JACKSON'S COURTYARD PROPERTY AND AN ANCIENT FENCE S 52° 04' 00" E 282.35 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF A RAILROAD RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY AND A FENCE S 38° 33' 00" W 68.00 FEET TO AN IRON ROD (NEW); THENCE S 51°27' 00" E 25.00 FEET TO AN IRON ROD (NEW); THENCE S 38° 33' 00" W, PASSING THE ORIGINAL SOUTHWEST CORNER OF THE LAUREL HILLS COMMERCIAL PARK (BOOK 5200, PAGE 199, R.O.D.C., TN.) AT 176.42 FEET, FOR A TOTAL DISTANCE OF 765.20 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY; THENCE WITH SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY AND AN ANCIENT FENCE N 44° 14' 00" W 698.77 FEET TO THE POINT OF BEGINNING CONTAINING 10.21 ACRES MORE OR LESS.

TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN EASEMENT GRANTED BY THAT CERTAIN EASEMENT DATED JANUARY 10, 1977, RECORDED IN BOOK 5111, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT BEING AN IRON PIN SET IN THE EASTERLY MARGIN OF LEBANON ROAD (U.S. HIGHWAY 70-N), SAID POINT BEING SOUTH 46° 45' WEST, 745.26 FEET, MORE OR LESS FROM A RIGHT OF WAY MONUMENT LOCATED AT ROAD STATION 105+00 OF THE TENNESSEE STATE HIGHWAY PLANS OF U.S. HIGHWAY 70-N; THENCE LEAVING SAID HIGHWAY SOUTH 43° 45' EAST, 136 FEET TO A POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 46° 15' EAST, 120 FEET TO A POINT; THENCE SOUTH 43° 45' EAST, 159.03 FEET TO A POINT; THENCE, SOUTH 46° 15' WEST, 10 FEET TO A POINT; THENCE NORTH 43° 45' WEST, 144.03 FEET TO A POINT; THENCE SOUTH 46° 15' WEST, 110 FEET TO A POINT; THENCE NORTH 43° 45' WEST, 15 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JACKSON GROVE 238 , LLC, BY DEED OF RECORD AS INSTRUMENT NO. 20150303-0018337, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.