RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150089159 DEEDWARR
Recvd: 10/20/15 11:25 2 pgs
Fees: 13.00 Taxes: 3108.00

20151020-0106486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PRB Properties, LLC	New Owner	
(NAME)	(NAME)	091-15 254.00
4816 Charlotte Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DALE A. HILMEN AND KAY J. HILMEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Nashville, Davidson County, State of Tennessee, containing 0.377 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for SunTrust #332", dated December 12, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found flat bar (Labeled as P.O.B) located on the Northern right-of-way of Charlotte Avenue and the common corner of N/F Global Education Center (DB 200405050051064), thence running along the common property line of N/F Global Education Center N 00°09'04" W 150.13 feet to an iron pin set 1/4" rebar on the Southern right-of-way line of a 20' alley, thence running along the right-of-way of a 20' alley N 89°25'22" E 109.52 feet to an iron pin found 5/8" rebar at the common corner of N/F Asghar & Nancy Mahdavi (DB 200501280010472), thence running along the common property line of N/F Asghar & Nancy Mahdavi S 00°08'38" E 150.06 feet to an iron pin set 1/2" rebar on the Northern right-of-way of Charlotte Avenue, thence running along the common right-of-way line of Charlotte Avenue S 89°23'02" W 109.50 feet to the point of beginning.

Being the same property conveyed to Dale A. Hilmen and Kay J. Hilmen, both individual residents of the State of California by Special Warranty Deed from Paladins Charlotte, LLC, a Delaware limited liability company, recorded on the 7th day of September, 2006 in Instrument No. 20060907-0110696, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Plat Book 57, Page 74, said Register's Office; Party Wall noted in Exhibit "B" of Deed recorded at Instrument No. 20060907-0110696 and recorded in Book 426, Page 474, Book 638, Page 94 and Book 1149, Page 359, said Register's Office; Subordination, Non-Disturbance and Attornment Agreement recorded at Instrument Nos. 20130719-0074857 and 20060907-0110699, said Register's Office; Lease recorded at Instrument No. 20060512-0056095, said Register's Office; and Assignment and Assumption of Lease recorded at Instrument No. 20060907-0110697, said Register's Office.

This is unimproved / improved x property, known as 4816 Charlotte Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand this 16 day of October, 2015.

DALE A. HILMEN

KAY J. HILMEN

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale A. Hilmen and Kay J. Hilmen, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at El Cajon, Calif. this 16 day of October, 2015.

Commission expires: June 26, 2016

Reza M. Kaghazchi
Notary Public

OFFICIAL SEAL
REZA M. KAGHAZCHI
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1980256
SAN DIEGO COUNTY
MY COMM. EXP. JUNE 26. 2016

RBG-1 RBG-1

Re: Warranty Deed