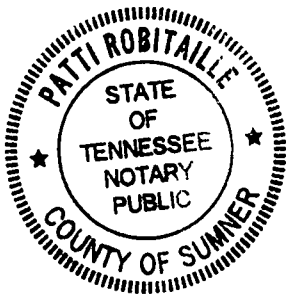
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samone Investment, LLC.	SAME	16100010000
(NAME)	(NAME)	
721 Green Hill Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160007089 DEEDWARR
Recvd: 01/27/16 11:04 3 pgs
Fees: 18.00 Taxes: 7770.00
20160127-0007811

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bell Trace Plaza Partners, a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Samone Investment, LLC, as to an undivided ninety one and forty six one hundreds percent (91.46%) interest and to American Estate & Trust FBO Sameer M. Alkanshaly IRA, as to an undivided eight and fifty four hundreds percent (8.54%) interest.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of The Trace of record in Plat Book 6900, Page 87 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bell Trace Plaza Partners, a Tennessee General Partnership by Warranty Deed dated 06/30/2011 from Mark A. Jones of record in Instrument 20110712005318 7, Register's Office for Davidson County, Tennessee.

Subject to (1) County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable. (2) All matters as set forth per Plat Book 6900, Page 87, said Register's Office. (3) All matters set out in document including but not limited to an Easement of record in Book 1334, Page 320, said Register's Office. (4) Grant of Transmission Line Easement of record in Book 2336, Page 412, said Register's Office. (5) Sewer Easement of record in Book 4545, Page 178, and Book 4545, Page 186, said Register's Office. (6) Termination of Easements Appearing on Plats of record in Instrument 200508080093151, said Register's Office. (7) Access Easement Agreement of record in Instrument 200610190129858, said Register's Office. (8) Grant of Easement Transmission of record in Instrument 201301080002337, said Register's Office. (9) Rights of others under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5814 Nolensville Road, Nashville, TN 37211

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 20 day of January, 2016.

BELL TRACE PLAZA PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

Steven P. Duensing
Partner

William F. Taylor
Partner

Joy Lamberson-McNaughten
Partner

Greg Page
Partner

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforementioned, Steven P. Duensing and William F. Taylor, Joy Lamberson-McNaughten, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged they to be Partners of Bell Trace Plaza Partners, A Tennessee General Partnership and that as such Partners executed the foregoing instrument for the purposes therein contained, by signing the of the entity by them as Partners.

Witness my hand and Official seal this 20th day of January, 2016.

Patti Robitaille
Notary Public
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforementioned, Greg Page the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged they to be Partners of Bell Trace Plaza Partners, A Tennessee General Partnership and that as such Partner executed the foregoing instrument for the purposes therein contained, by signing the of the entity by him as Partner.

Witness my hand and Official seal this 20 day of January, 2016.

Patti Robitaille

Notary Public
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066