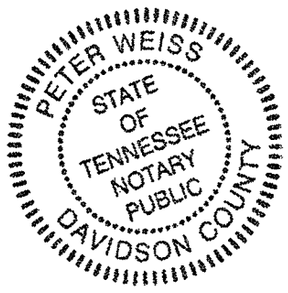
16-03-010

WARRANTY DEED



State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 587,838.83**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH Day of ~~February~~ MARCH, 2016.

Notary Public

My Commission Expires: 7/10/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: Weiss & Weiss, Attorneys at Law, 1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCELNUMBER
Kiddsroad, LLC, a Tennessee Limited Liability Company	"NEW OWNER"	**Map 187-00-0 P/O Parcel Nos. 010.00 and 038.00**
(NAME) **7175 Nolensville Road, Suite 207**	(NAME)	**Davidson County DEEDWARR Recvd: 03/10/16 13:00 7 pgs Fees:38.00 Taxes:2175.00 20160310-0023056**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Y&H, a Tennessee General Partnership** , hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **Kiddsroad, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its, successors and assigns, a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and being more fully described, as follows:

SEE COLLECTIVE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being part of the same property conveyed to Y&H Tennessee Partnership, a Tennessee General Partnership being one and the same general partnership as, Y&H, a Tennessee General Partnership), by Deed from Gene H. Smith of record in Instrument No. 20051031-0131233, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Y&H, a Tennessee General Partnership by Deed from Frank A. Rainey, Instrument No. 20051007-0121788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants, easements and rights for public utilities applicable to this property, if any. Taxes for the current year have been prorated and assumed by the Grantee herein.

As part of the above recited consideration, the Grantee hereby assumes the outstanding obligations, as secured by the following:

A) DEED OF TRUST executed by Y & H Tennessee Partnership, a Tennessee General Partnership to Peter Weiss, Trustee, to secure to Nahid Sedaghatfar, in the amount of $500,000.00, dated October 27, 2005, of record in Instrument No. 20051031-0131234, Modified in Instrument No. 20080925-0097550, Register's Office for Davidson County, Tennessee.

B) DEED OF TRUST executed by Y & H Tennessee Partnership, a Tennessee General Partnership to Peter Weiss, Trustee, to secure to Fred Yazdian, in the amount of $750,000.00, dated September 23, 2008, of record in Instrument No. 20080925-0097549, Register's Office for Davidson County, Tennessee.

C) DEED OF TRUST executed by Y & H Tennessee Partnership, a Tennessee General Partnership to Peter Weiss, Trustee, to secure to Yazdian Construction, Inc., in the amount of $300,000.00, dated September 23, 2009, of record in Instrument No. 20090925-0089204, having been Assigned in Instrument No. 20100510-0035422, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered and does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee its successors 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 WHEREOF, my hand, this 11th Day of March, 2016.

Y& H, a Tennessee General Partnership

By: _____

Fred Yazdian, Managing General Partner

State of Tennessee)
County of Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged that he is the Managing General Partner of Y&H, a Tennessee General Partnership, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of General Partnership, by himself, as Managing General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th Day of March, 2016.

_____
Notary Public

My Commission Expires: 7/2/2018

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"(Part 1)

Property Description
Burkitt Village
Phase Seven

Being a 5.269 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Y & H, a Tennessee General Partnership, as evidenced by deed of record at Instrument No. 20051031-0131233, and Instrument No. 20051007-0121788, Register's Office for Davidson County, Tennessee, and being more particularly described by Anderson, Delk, Epps & Associates, Inc, as follows:

Beginning at a point on the westerly margin of Middlewick Lane at its easterly terminus, said point being the most southeasterly corner of Lot 121 on the plan of Burkitt Village, Phase 5, Section One, of record at Instrument No. 20150210001234 3, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said plan of Burkitt Village, Phase 5, Section One, the following ten calls:
North 01 Degrees 14 Minutes 04 Seconds East a distance of 110.00 feet to a point;
Thence North 88 Degrees 45 Minutes 56 Seconds West a distance of 0.98 feet to a point;
Thence North 01 Degrees 14 Minutes 04 Seconds East a distance of 32.68 feet to a point;
Thence with a curve to the right having a radius of 140.00 feet through a central angle of 10 Degrees 21 Minutes 17 Seconds, an arc length of 25.30 feet, a chord bearing and distance of North 06 Degrees 24 Minutes 43 Seconds West, 25.27 feet to a point;
Thence North 11 Degrees 35 Minutes 21 Seconds East a distance of 50.99 feet to a point;
Thence with a curve to the right having a radius of 660.00 feet through a central angle of 15 Degrees 18 Minutes 20 Seconds, an arc length of 176.31 feet, a chord bearing and distance of North 19 Degrees 14 Minutes 31 Seconds East, 175.78 feet to a point;
Thence North 26 Degrees 53 Minutes 41 Seconds East a distance of 124.91 feet to a point;
Thence North 63 Degrees 06 Minutes 19 Seconds West a distance of 135.56 feet to a point on the easterly margin of Alva Lane (50' right-of-way);
Thence with the easterly margin of Alva Lane, and with a curve to the left having a radius of 275.00 feet through a central angle of 06 Degrees 02 Minutes 24 Seconds, an arc length of 28.99 feet, a chord bearing and distance of North 12 Degrees 19 Minutes 51 Seconds East, 28.98 feet to a point;
Thence continuing North 09 Degrees 18 Minutes 40 Seconds East a distance of 76.71 feet to a point;
Thence leaving the margin of Alva Lane and with a new line, severing said Y & H Property, the following fourteen calls:
South 63 Degrees 06 Minutes 19 Seconds East a distance of 145.02 feet to a point;
Thence North 26 Degrees 53 Minutes 41 Seconds East a distance of 1.67 feet to a point;
Thence North 63 Degrees 06 Minutes 19 Seconds East a distance of 22.00 feet to a point;
Thence with a curve to the left having a radius of 10.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 15.71, a chord bearing and distance of South 18 Degrees 06 Minutes 19 Seconds East, 14.14 feet to a point;
Thence South 63 Degrees 06 Minutes 19 Seconds East a distance of 149.00 feet to a point;
Thence South 26 Degrees 53 Minutes 41 Seconds West a distance of 2.98 feet to a point;
Thence South 63 Degrees 06 Minutes 19 Seconds East a distance of 120.00 feet to a point;
Thence South 26 Degrees 53 Minutes 41 Seconds West a distance of 204.37 feet to a point;

Thence with a curve to the left having a radius of 375.00 feet through a central angle of 17 Degrees 28 Minutes 02 Seconds, an arc length of 114.32 feet, a chord bearing and distance of South 18 Degrees 09 Minutes 40 Seconds West, 113.88 feet to a point;
Thence South 09 Degrees 25 Minutes 40 Seconds West a distance of 50.72 feet to a point;
Thence with a curve to the left having a radius of 10.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 15.71, a chord bearing and distance of South 35 Degrees 34 Minutes 20 Seconds East, 14.14 feet to a point;
Thence South 09 Degrees 25 Minutes 40 Seconds West a distance of 20.00 feet to a point;
Thence North 80 Degrees 34 Minutes 20 Seconds West a distance of 3.23 feet to a point;
Thence South 09 Degrees 25 Minutes 40 Seconds West a distance of 375.74 feet to a point
In the southerly line of said Y & H Property;
Thence with the southerly line of said Y & H Property, and with the approximate Davidson-Williamson County line, North 63 Degrees 00 Minutes 00 Seconds West a distance of 257.77 feet to the southeast corner of an open space tract on the afore-said plan of Burkitt Village, Phase 5, Section One;
Thence with the easterly line of said open space, North 01 Degrees 14 Minutes 04 Seconds West a distance of 176.36 feet to the point of beginning, containing 229,510 Square Feet or 5.269 Acres, more or less.

EXHIBIT "A"(Part 2)

Property Description
Burkitt Village
Phase Eight

Being a 4.514 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Y & H, a Tennessee General Partnership, as evidenced by deed of record at Instrument No. 20051031-0131233, Register's Office for Davidson County, Tennessee, and being more particularly described by Anderson, Delk, Epps & Associates, Inc., as follows:

Starting at a point on the easterly margin of Alva Lane (50' right-of-way), said point being the most northwesterly corner of Lot 161 on the plan of Burkitt Village, Phase 5, Section One, of record at Instrument No. 201502100012343, Register's Office Davidson County, Tennessee;
Thence with the easterly margin of Alva Lane, and with a curve to the left having a radius of 275.00 feet through a central angle of 06 Degrees 02 Minutes 24 Seconds, an arc length of 28.99 feet, a chord bearing and distance of North 12 Degrees 19 Minutes 51 Seconds East, 28.98 feet to a point;
Thence North 09 Degrees 18 Minutes 40 Seconds East a distance of 76.71 feet to the Point of Beginning;
Thence continuing with said margin of Alva Lane,
North 09 Degrees 18 Minutes 40 Seconds East a distance of 242.55 feet to a point;
Thence with a curve to the right having a radius of 225.00 feet through a central angle of 07 Degrees 00 Minutes 35 Seconds, an arc length of 27.53 feet, a chord bearing and distance of North 12 Degrees 48 Minutes 57 Seconds East, 27.51 feet to a point;
Thence with the southerly line of the Regent Homes, LLC Property of record in Instrument No. 20150528-0049353, Register's Office Davidson County, Tennessee, the following calls:
North 73 Degrees 34 Minutes 51 Seconds East a distance of 144.97 feet to a point;
Thence South 71 Degrees 22 Minutes 01 Seconds East a distance of 112.59 feet to a point;
Thence with a curve to the left having a radius of 779.00 feet through a central angle of 01 Degrees 41 Minutes 47 Seconds, an arc length of 23.07 feet, a chord bearing and distance of North 17 Degrees 47 Minutes 05 Seconds East, 23.07 feet to a point;
Thence South 69 Degrees 28 Minutes 36 Seconds East a distance of 132.00 feet to a point;
Thence with a curve to the left having a radius of 875.00 feet through a central angle of 00 Degrees 54 Minutes 53 Seconds, an arc length of 13.97, a chord bearing and distance of North 17 Degrees 07 Minutes 00 Seconds east, 13.97 feet to a point;
Thence South 73 Degrees 2 Minutes 26 Seconds East a distance of 170.00 feet to a point;
Thence South 16 Degrees 50 Minutes 23 Seconds a distance of 127.07 feet to a point;
Thence North 73 Degrees 09 Minutes 37 Seconds West a distance of 9.54 feet to a point;
Thence South 17 Degrees 44 Minutes 41 Seconds West a distance of 13.73 feet to a point;
Thence with a curve to the right having a radius of 130.00 feet through a central angle of 09 Degrees 09 Minutes 00 Seconds, an arc length of 20.76 feet, a chord bearing and distance of South 22 Degrees 19 Minutes 11 Seconds West, 20.74 feet to a point;
Thence South 26 Degrees 53 Minutes 41 Seconds West a distance of 305.23 feet to a point;
Thence North 63 Degrees 06 Minutes 19 Seconds West a distance of 120.00 feet to a point;
Thence North 26 Degrees 53 Minutes 41 Seconds East a distance of 2.98 feet to a point;
Thence North 63 Degrees 06 Minutes 19 Seconds West a distance of 149.00 feet to a point;

Thence with a curve to the right having a radius of 10.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 15.71, a chord bearing and distance of North 18 Degrees 06 Minutes 19 Seconds West, 14.14 feet to a point;
Thence South 63 Degrees 06 Minutes 19 Seconds West a distance of 22.00 feet to a point;
Thence South 26 Degrees 53 Minutes 41 Seconds West a distance of 1.67 feet to a point;
Thence North 63 Degrees 06 Minutes 19 Seconds West a distance of 145.02 feet to the Point of Beginning, containing 196,646 Square Feet or 4.514 Acres, more or less.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON