BILL GARRETT, Davidson County
Trans:T20160032362 DEEDWARR
Recvd: 04/20/16 10:09 5 pgs
Fees:28.00 Taxes:3700.00
20160420-0038188

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Salvader Zaragoza 206 Church Street Goodlettsville, TN 37072	SAME	Map and Parcel: 0340901730

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MALIBU PROPERTIES, LLC, a** Tennessee limited liability company, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SALVADOR ZARAGOZA** (the "Grantee"), his heirs, representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors, representatives and assigns, forever. And the Grantor does covenant with the 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, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And the Grantor does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, representatives, successors and assigns, against the lawful claims of all persons, whomever.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 19th day of April, 2016.

MALIBU PROPERTIES, LLC, a Tennessee limited liability company

By: _____
JOEY G. HARDIMAN

Title: Sole Member and President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, JOEY G. HARDIMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is the Sole Member and President of MALIBU PROPERTIES, LLC, a Tennessee limited liability company, and that he as such Sole Member and President executed the within instrument for the purposes herein contained by signing the name of the limited liability company in his capacity as Sole Member and President.

Witness my hand, at office, this 19th day of April, 2016.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 18, 2019

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,000,000.00.

Salvador Zaragoza
Affiant

Subscribed and sworn before me this 19th day of April, 2016.



Peggy Axford
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rivergate Station, Section Four, as shown on plat of record in Plat Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Together with appurtenant easements as set forth in the Reciprocal Declaration of Easements and Uses Agreement of record in Book 7993, Page 584, as amended in Book 9439, Page 193, said Register's Office.

Being the same property conveyed to Malibu Properties, LLC by quitclaim deed from Joey G. Hardiman, of record in Instrument No. 20070802-0091780, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2016, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 7900, Page 18, in the Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easement, charges, assessments and liens provided in the Declaration Covenants, Conditions and Restrictions of record in Book 7480, Page 965, amended in Book 7537, Page 359, in the Register's Office of Davidson County, Tennessee.

4. Reciprocal Declaration of Easements and Uses Agreement of record in Book 7993, Page 584, as amended in Book 9439, Page 193, in the Register's Office of Davidson County, Tennessee.

5. Declaration of Use Restrictions of record in Book 8431, Page 12, as amended in Book 11609, Page 322, in the Register's Office of Davidson County, Tennessee.

6. Easement Agreement of record in Instrument Number 20000726-0073996, in the Register's Office of Davidson County, Tennessee.

7. Deed of Conveyance of record in Book 8287, Page 1, in the Register's Office of Davidson County, Tennessee.

8. Deed of Trust and Security Agreement of record in Instrument No. 20040729-0091102, Register's Office for Davidson County, Tennessee; as amended by Modification of Deed of Trust, Assignment of Leases and Related Loan Documents, of record in Instrument No. 20060907-0111045, said Register's Office; Second Modification of Deed of Trust, Assignment of Leases and Related Loan Documents, of record in Instrument No. 20080919-0095979, said Register's Office; and Assumption of Promissory Note, Deed of Trust and Related Loan Documents Third Modification of Deed of Trust, Assignment of Leases and Related Loan Documents, of record in Instrument No. 20090116-0004223, said Register's Office.

9. Assignment of Leases of record in Instrument No. 20040729-0091103, Register's Office of Davidson County, Tennessee.

10. UCC-1 Financing Statement, of record in Instrument No. 20040729-0091104, Register's Office for Davidson County, Tennessee; UCC Financing Statement Amendment of Continuation of record in Instrument No. 20090402-0029598, said Register's Office; UCC Financing Statement Amendment of Continuation of record in Instrument No. 20090408-0032131, said Register's Office; UCC Financing Statement Amendment of Continuation of record in Instrument No. 20140623-0054480, said Register's Office.