(1)

	State of Tennessee County of ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is **$3,000,000.00.** Affiant Subscribed and sworn to before me, this the 6th day of June, 2016. Notary Public My commission expires: 8-11-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Global Trust Investment Company, LLC, a Tennessee limited liability company	Same	**145-10-0-051.00**
1224 Otter Creek Road		
Nashville, TN 37215		

BILL GARRETT, Davidson County
Trans: T20160050232 DEEDWARR
Recvd: 06/14/16 10:10 3 pgs
Fees: 18.00 Taxes: 11100.00
20160614-0060042

FOR AND IN 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,

Land Development.com, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Global Trust Investment Company, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Nashville, Davidson County, Tennessee, City of Forest Hills, as shown on property Tax Map 145-10, Parcel 51 and being more particularly described as follows:

Beginning at an iron pin on the north right of way of Otter Creek Road at the southwest corner of the Otter Creek Church of Christ property, as recorded in Deed Book 10621, page 891 and 20000913-0091250, Register's Office for Davidson County, Tennessee, thence with Otter Creek Road North 86 deg. 23 min. 11 sec. West 250 feet to an iron pin at the southeast corner of the Patricia Conner property as recorded in Deed Book 20031112-0165353 and Plat Book 4060, page 165, Register's Office for Davidson County, Tennessee; thence, leaving Otter Creek Road and with the east line of Conner North 11 deg. 30 min. 00 sec. East, 657.86 feet to an iron pin on the south line of Brigid Ann Heights as recorded in Plat Book 4660, page 149, Register's Office for Davidson County, Tennessee; thence, South 84 deg. 16 min. 03 sec. East, 250 feet to an iron pin at the northwest corner of the Otter Creek Church of Christ Property, thence, South 11 deg. 35 min. 49 sec. West, 648.69 feet to the point of beginning and containing 3.72 acres according to a survey by Jason Smith of Smith Land Surveying RLS 1961, dated March 5, 2004.

Being the same property conveyed to LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, by deed from YAP INVESTMENTS LTD, A DELAWARE CORPORATION, of record as Instrument No. 20141126-0109171, dated November 20, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1224 Otter Creek Road, Nashville, TN 37215**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 5th day of June, 2016.

Land Development.com, Inc., a Tennessee corporation
By: Ardavan Afrakhteh
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.com, Inc., a Tennessee corporation, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as President.

Witness my hand, at office, this 5th day of **June, 2016.**

Notary Public

My Commission Expires: 5-22-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 145-10-0-051.00, which have been prorated and assumed by the Grantee.

2. Utility Line Easement of record in Book 3898, page 312, said Register's Office.

3. The description contained herein is for identification purposes only; the exact acreage is not intended.