WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/17 14:19 3 pgs
Fees:18.00 Taxes:1998.00
20170224-0018818

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00.

Affiant

Subscribed and sworn to me on 02/22/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
East Iris Properties 442 EAST IRIS DRIVE Nashville, TN 37204-3108	NEW OWNER	11807021100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ziba Investment Company, LLC, a Delaware limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto East Iris Properties, a Tennessee general partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 17 of Block H, on the Map of Berry Hill Garden of record in Book 1130, Page 36, Register's Office for said County. Said Lot No. 17 fronts 88.0 feet on the Easterly margin of East Iris Drive and runs back 143.8 feet on the Northerly line and 131.65 feet on the Southerly line to a line in the rear measuring 30.0 feet thereon.
>
> Being the same property conveyed to Ziba Investment Company, LLC, a Delaware limited liability company by Quitclaim Deed from Robert J. Beasley, Jr., and wife, Farideh S. Beasley, recorded on the 14th day of July, 1997 in Deed Book 10529, Page 89, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 442 EAST IRIS DRIVE, Nashville, Tennessee 37204-3108.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 our hands on February 22nd, 2017.

Ziba Investment Company, LLC

Robert J. Beasley Jr

By: Robert J. Beasley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Robert J. Beasley, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Person for Ziba Investment Company, LLC, the within named bargainor, and that he as such Authorized Person executed the foregoing instrument for the purposes therein contained, by signing for Ziba Investment Company, LLC, by himself as an Authorized Person.

Witness my hand and official seal on 02/22/17.

Brenda Zitzman

NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017