This instrument prepared by:
Trenam Law
101 E. Kennedy Blvd., Suite 2700
Tampa, FL 33602

Return recorded document to:
Carmen Rice
6 Concourse Pkwy NE, Ste 2000
Atlanta, GA 30328

Davidson County DEEDWARRSP
Recvd: 06/08/17 15:45 5 pgs
Fees:28.00 Taxes:8277.40
20170608-0057758

Name & Address of Property Owner:

Brian Groseth and Jocelyn Groseth as Trustees of the Groseth Family Trust - 2006
16835 Algonquin Street #431
Huntington Beach CA 92649

SEND TAX BILLS TO:

GJB Investments
16835 Algonquin Street, #431
Huntington Beach CA 92649
c/o Joycelyn Groseth and Brian Groseth

Map & Parcel #:

#070-130-044.00

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, **INVEST SQUARED 3232 CLARKSVILLE LLC**, a Florida limited liability company **("Grantor"),** hereby grants and conveys to **BRIAN GROSETH AND JOYCELYN GROSETH, TRUSTEES OF THE GROSETH FAMILY TRUST - 2006 ("Grantee"),** the real property located in Nashville, Davidson County, Tennessee, legally described as:

> See legal description set forth in Exhibit "A" attached and incorporated by this reference (the **"Property").**

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; that certain Lease Agreement by and between Invest Squared 3232 Clarksville LLC, as landlord, and Richard Reeves, an individual, Lawrence Lavigne, an individual, Clarksville Burger LLC and Power Restaurant Group LLC, collectively as tenant; all covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

1/6

Dated this 4 day of June, 2017.

GRANTOR:

INVEST SQUARED 3232 CLARKSVILLE LLC,
a Florida limited liability company

By: _____
Print Name: Yonah Kaufman
Title: Manager

State of Israel)
City of Haifa)
Consular Agency of the) ss
United States of America)

_____(Foreign Country)
_____(Province)
Consulate of the United States in _____ (City)

Before me, a consul (or Charged Affairs or Envoy or Minister or Ambassador) of the United States of America accredited to the ISRAEL (foreign country), duly commissioned and qualified, personally appeared YONAH KAUFMAN, as MANAGER of Invest Squared 3232 Clarksville LLC, a Florida limited liability company to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

US ppt 530894873

Witness my hand, at office, this 4th day of June, 2017.

_____
Title of Person _____

Jonathan Friedland
Consular Agent
of the
United States of America
Haifa, Israel

VF

OATH OF CONSIDERATION

STATE OF Georgia }
COUNTY OF DeKalb }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $2,237,136.00

AFFIANT:

Carmen Kiee

Print Name: Carmen Kiee

SUBSCRIBED AND SWORN TO BEFORE ME, this 6 day of June, 2017.

Deborah Lynn Goodman

NOTARY PUBLIC
My Commission Expires:

DEBORAH LYNN GOODMAN NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 22, 2018

VE

EXHIBIT A

LEGAL

DESCRIPTION

Map/Parcel #070-130-044.00

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being Lots Nos. 36 and 37, and the westerly 12.5 feet of Lot No. 35 on the Plan of Resha Heights, of record in Plat Book 1424, page 110, Register's Office for Davidson County, Tennessee, and described according to a survey made by Ragan-Smith-Associates, Inc., Job no. 83-010, W.O. 4826, dated March 7, 1995, as follows:

Beginning at an iron pin set on the northerly margin of Clarksville Pike, U.S. 41-A, State Route 12, as conveyed to the State of Tennessee, by Consent Judgment and Final Decree of record in Deed Book 6671, Page 836, Register's Office for Davidson County, Tennessee, said point lying on the common line of Lots 37 and 38 on Plan of Resha Heights, said iron pin being southeasterly 80.62 feet from the southeasterly return curve at Clarksville Pike and Summit Avenue, as measured along the new northerly margin of Clarksville Pike; thence with said common line,

1. North 36° 52' 38" East, 156.66 feet to an existing iron pin on the southerly margin of 20 foot alley; thence with said alley;

2. South 53° 09' 52" East, 187.29 feet to an existing iron pin; thence,

3. South 16° 52' 38" West, 156.59 feet to an iron pin set on the northerly margin of Clarksville Pike; thence with said Pike,

4. North 53° 18' 37" West, 166.93 feet to an iron pin set; thence,

5. North 52° 09' 52" West, 20.36 feet to an iron pin set; thence, to the Point of Beginning.

LESS AND EXCEPT property conveyed to the State of Tennessee in Book 6671, page 836, in the said Register's Office.

Being the same property conveyed to Invest Squared 3232 Clarksville LLC, a Florida limited liability company from ARC CAFEHLD001, LLC, a Delaware limited liability company, by deed recorded in Instrument No. 20161011-0107376 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Fulton County, Georgia who acknowledges that this Heather Townsend's certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper):

