WARRANTY DEED

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00.

John Cobb Rochford
Affiant

Subscribed and sworn to me on March 28, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

Davidson County DEEDWARR
Recvd: 03/28/11 15:10 3 pgs
Fees:17.00 Taxes:0.00
20110328-0023836

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219-6300	EXEMPT	107-13-0 018.00

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, William Daniels, Trustee of The William Daniels and/or Athleen B. Daniels Revocable Living Trust, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Patricia Heights, Section I, as shown on the plat of record in Plat Book 2331, pages 130 and 131, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 185.1 feet on the easterly side of Patricia Drive and runs back between lines measuring 279.1 feet on the northerly line and 86 feet on the southerly line to the rear line measuring 315.5 feet thereon.

Being the same property conveyed to The William Daniels and/or Athleen B. Daniels Revocable Living Trust by Quitclaim Deed from William Daniels and wife, Athleen B. Daniels dated August 21, 2007, of record as Instrument No. 20070823-0101053, said Register's Office. The said Athleen B. Daniels died on November 19, 2010, leaving William Daniels as the sole Trustee of The William Daniels and Athleen B. Daniels Revocable Living Trust.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records; and
3. Plat of record Plat Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee; and
4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3807, page 312, said Register's Office; and
5. Notarized Summary of Trust The William Daniels and/or Athleen B. Daniels Revocable Living Trust Agreement of record as Instrument No. 20021227-0159445, said Register's Office.

This property is also known as improved property located at 1008 Patricia Avenue, Nashville, TN 37217.

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, its successors and assigns, forever, and GRANTOR 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, 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.

William Daniels joins in this conveyance for purposes of transferring any interest he may have in The William Daniels and/or Athleen B. Daniels Revocable Living Trust.

WITNESS our hands on March 28, 2011.

The William Daniels and/or Athleen B. Daniels Revocable Living Trust

William Daniels, Trustee

William Daniels

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, William Daniels, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of The William Daniels and/or Athleen B. Daniels Revocable Living Trust, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing for The William Daniels and/or Athleen B. Daniels Revocable Living Trust by himself as Trustee.

Witness my hand and official seal on March 28, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared William Daniels, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, 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.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY