BILL GARRETT, Davidson County
Trans:T20110032922 DEEDWARR
Recvd: 06/02/11 13:45 5 pgs
Fees:28.00 Taxes:925.00
20110602-0042266

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Dodson Chapel Investors, LLC 5716 Hickory Plaza Drive Suite 400 Nashville, TN 37211	same	086-00-0-137.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ralph Edward Gleaves, Dorothy Ann Gleaves Fitzpatrick and Paul Larry Gleaves, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Dodson Chapel Investors, LLC, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Hermitage, Davidson County, Tennessee, described as follows, to wit:

> Situated in the 4th Civil District of said County, and bounded as follows: On the North by the grave yard road, on the East by the county road, on the South by D. G. Chandler, and on the West by M.C. Wright, a gully being the dividing line, containing by estimation 1-1/2 acres be the same more or less, and being the same tract of land conveyed to the said James Kay and Aubrey Gleaves by deed registered in Book 554, Page 455, in the Register's Office of Davidson County, Tenn. to which deed reference is made for a description of said tract of land. Excluded from the foregoing is a twelve ft. right of way from where M. C. Wright and B. T. Wright corners, to the grave yard road, as M. C. Wright retained same, when he conveyed this tract of land to the said James Kay and Aubrey Gleaves by deed, a description of which is found above.

Being the same property conveyed by Quitclaim Deed dated February 17, 2000 to the GRANTEES, Ralph Edward Gleaves, Dorothy Ann Gleaves Fitzpatrick, Roy Douglas Gleaves, Milton Ray Gleaves and Paul Larry Gleaves of record as Instrument No. 200002230017841, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed providing the GRANTEES named therein held ownership as tenants-in-common with right of survivorship. Roy Douglas Gleaves, Sr. and Milton Ray Gleaves having died, Ralph Edward Gleaves, Dorothy Ann Gleaves Fitzpatrick and Paul Larry Gleaves being the only current owners of the property, having taken the interests held by Roy Douglas Gleaves, Sr. and Milton Ray Gleaves pursuant to the right of survivorship as set forth in said Quitclaim Deed.

This is improved property known as 3954 Dodson Chapel Road, Hermitage, Davidson County, Tennessee 37076.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2011, a lien, not yet due and payable;

2. Right-of-Way granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record as Instrument No. 20060623-0075077, Register's Office for Davidson County, Tennessee; and

3. Slope Easement and Temporary Construction Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record as Instrument No. 20060623-0075077, Register's Office for Davidson County, Tennessee.

GRANTORS further covenant and bind themselves, their heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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.

Witness our hands this 31st day of May, 2011.

Ralph Edward Gleaves

Dorothy Ann Gleaves Fitzpatrick

Paul Larry Gleaves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Ralph Edward Gleaves, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31ST day of May, 2011.

Lisa K. Brian
Notary Public

My Commission Expires: 3-4-2013

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Dorothy Ann Gleaves Fitzpatrick, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of May, 2011.

Lisa K. Brian
Notary Public

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-4-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Paul Larry Gleaves, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of May, 2011.

Lisa K. Brian
Notary Public

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-4-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me this 31st day of May, 2011.

Notary Public

My Commission Expires:

3-4-2013

