BILL GARRETT, Davidson County
Trans:T20110036690 DEEDWARR
Recvd: 06/20/11 10:59 3 pgs
Fees:18.00 Taxes:1387.50
20110620-0047014

This Instrument Prepared By:
Law Offices of Andrew Gibson
P.O. Box 210121
Nashville Tennessee 37221

ADDRESS NEW OWNER:

Rudd Seeley Wallis, LLC
1720 West End Ave. Suite 530
Nashville, TN 37203

SEND TAX BILL:

New Owner

MAP AND PARCEL
Map 83-5, Parcel 195
Map 83-5, Parcel 196
Map 83-5, Parcel 197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John T. Bottom, Jr. Trustee, with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiary ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto Rudd Seeley Wallis, LLC a Tennessee Limited Liability Company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> As described on Exhibit A attached hereto and incorporated herein by reference.
>
> Being the same property conveyed to John T. Bottom, Jr.Trustee, with full power, by Deed of record in Book 6171, page 731, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; (4) those parties in possession of the Property and (5) such limitations and easements as may affect the premises.

This is improved property known as 725 Gallatin Road and 1100 Seymour Ave. in Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property 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 and the beneficiaries of the trust of which the Grantor is the Trustee, his assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of

all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of June, 2011.

John T. Bottom, Jr. Trustee

John T. Bottom, Jr. Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared John T. Bottom, Jr. Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17 day of June, 2011.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires Jun 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF)

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 4-29-2015

PAMELA B. HAMPTON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

TRACT 1:

Being parts of Lots Nos. 12 and 13 on the Plan of Edgewood E. T. Brown's Subdivision, of the Bransford Place, of record in Book 332, Page 73, Register's Office for said County.

Said parts of said lots adjoin and front together 77 feet on the East side of Gallatin Pike and run back between lines, Lot No. 13 along the south margin of Seymour Avenue 120 1/4 feet, and 120 feet, more or less on the south line to the west line of the property conveyed to W. H. Goodrich and wife, from Walter Stokes and wife, of record in Book 848, Page 607, Register's Office for said County, and measures 84 feet, more or less, on said line.

TRACT 2:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 13 and the easterly 50 feet of the northerly 26 1/2 feet of Lot No. 12 on the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place, as of record in Book 332, Page 73, Register's Office for said County.

Said part of Lots 13 and 12 fronts 50 feet on the southerly side of Seymour, formerly Johnson Avenue, and runs back 84 feet more or less on the westerly line and 92.7 feet on the easterly line, with the westerly margin of an alley to a point 23 1/2 feet north of the line between lots 11 and 12, and measures 50 feet on said rear line.

TRACT 3:

Being the north 26.5 feet of Lot No. 11 and the South 23.5 feet of Lot No. 12 on the Plan of Edgewood, being E. T. Brown's Subdivision, of record in Book 332, Page 73, Register's Office for said County.

Said parts of said lots front together 50 feet on the easterly side of the Gallatin Pike and run back between parallel lines 170 feet more or less to an alley.

Being the same property conveyed to John T. Bottom, Jr., Trustee, with full power, by Deed of record in Book 6171, page 731, Register's Office for Davidson County, Tennessee.