THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110049657 DEEDWARR
Recvd: 08/15/11 08:18 2 pgs
Fees:13.00 Taxes:921.30
20110815-0062509

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***249,000.00.

Affiant

Subscribed and sworn to before me this 12 day of August, 2011.

Notary Public

My Commission Expires: 3/4/13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Cowan Properties of Tennessee, LLC 1135 Clifton Lane Nashville, Tennessee 37204	Cowan Properties of Tennessee, LLC 711 Lynnbrook Road Nashville, TN 37215	MAP 118-09-0 PARCEL 244.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand and 00/100 Dollars ($***249,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Megan S. Connelly and husband, Nathan R. Connelly, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Cowan Properties of Tennessee, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2A on the Plan of Zone Lot Division of Lots 2, 3, 4, 5, 7, Granclift, of record in Plat Book 6200, Page 83, and as amended in Book 6250, Page 305, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Megan S. Connelly and husband, Nathan R. Connelly, by Warranty Deed dated May 7, 2008, from Lanham T. Preston and spouse, Jeanne S. Preston aka Jeanne A. Preston, of record as Instrument No. 20080512-0048999, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1135 Clifton Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, its successors and assigns, in fee simple, forever.

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

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Granclift of record in Book 6200, page 83, as amended in Book 6250, page 305, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, 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.

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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 12th day of August, 2011.

Megan S. Connelly

Megan S. Connelly

By: Mitchell A. Watts
Attorney in Fact

Nathan R. Connelly

Nathan R. Connelly

By: Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Megan S. Connelly and Nathan R. Connelly and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Megan S. Connelly and Nathan R. Connelly.

WITNESS my hand and official seal this 12th day of August, 2011.

ANNAH C. WISDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/4/13