THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30191-08-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00. Affiant Subscribed and sworn to before me this 26th day of August, 2011. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Jefferson C. Orr Lori S. Orr 311 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 100 09100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carl A. Grimstad and wife, Jessica Grimstad**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jefferson C. Orr and wife, Lori S. Orr** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 311 Jackson Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20110053024 DEEDWARR
Recvd: 08/29/11 10:26 3 pgs
Fees:18.00 Taxes:12025.00
20110829-0066494

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of August, 2011.

Carl A. Grimstad by [signature] attorney-in-fact
Carl A. Grimstad
BY: George E. Mudter, Jr., Attorney-In-Fact

Jessica Grimstad by [signature] attorney-in-fact
Jessica Grimstad
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Carl A. Grimstad and Jessica Grimstad and is authorized by the said Carl A. Grimstad and Jessica Grimstad to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of August, 2011.

[signature]
Notary Public

BETH M. BROCK
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY, TENN.

My Commission Expires:

My Commission Expires FEB. 19, 2013

EXHIBIT "A"

Being a parcel of land located in the City of Belle Meade, Metropolitan Nashville-Davidson County, Tennessee, bounded on the west by Haury, north by Jackson Boulevard, east by Belle Meade Boulevard, South by Mathews, and more particularly described according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated October 4, 1994, as follows:

Beginning at an iron rod at the most southerly corner of the herein described parcel on the northerly margin of Belle Meade Boulevard, being the most easterly corner of the Mathews property as recorded in Deed Book 8199, page 12; thence along Mathews' northerly line North 57 degrees 52 minutes 56 seconds West 310.13 feet to an iron rod, lying South 57 degrees 52 minutes 56 seconds East 14.87 feet from an iron rod at Mathews' most northerly corner at the corner of a brick wall; thence, along Haury's easterly line as recorded in Deed Book 8467, page 322, North 37 degrees 33 minutes 00 seconds East 298.53 feet to an iron rod on the southerly margin of Jackson Boulevard; thence along said margin South 45 degrees 00 minutes 00 seconds East 276.45 feet to a point at the westerly margin of Belle Meade Boulevard; thence along said margin South 29 degrees 07 minutes 00 seconds West 235.85 feet to the beginning, containing 1.77 acres, more or less.

Being the same property conveyed to Carl A. Grimstad and wife, Jessica Grimstad, by deed dated November 19, 1998, from Stephanie Currey Chapman n/k/a Stephanie Currey Chapman Ingram, of record in Book 11223, page 749, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in book 584, page 386, and Book 615, page 288, Register's Office for Davidson, County, Tennessee.