STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2011.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-2846D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110053412 DEEDWARR
Recvd: 08/30/11 09:57 2 pgs
Fees:13.00 Taxes:3330.00
20110830-0066991

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Benjamin S. Mitchell (NAME)	New Owner (NAME)	72-4-355
C/O J. Trent Lehman 1646 Westgate Circle #102 (STREET ADDRESS)	Same (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Alex Junus Carter and Setsu Carter, Trustees of The Carter Community Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin S. Mitchell**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 8, 7, 6, 5, 4, 1, 2 and 3 on the plan of STRATFORD SUBIDIVISION, as shown by plat of record in Book 5210, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Alex Junus Carter and Setsu Carter, Trustees of the Carter Community Trust from Alex Junas Carter and Setsu Carter, Trustees of The Carter Community Trust (who acquired title as The Carter Community Trust), by Quit Claim Deeds dated April 22, 2008, as Instrument No. 200805010044446, Instrument No.200805010044445, Instrument No. 200805010044444, Instrument No. 200805010044443, Instrument No. 200805010044442, Instrument No. 200805010044439, Instrument No. 200805010044440 and instrument No. 200805010044441, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5210, page 140, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1404,1408,1412,1416,1420 Stratford & 3615,3619,3626 Golf Ave, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this 16th day of August, 2011.

Alex Junus Carter, Trustee
ALEX JUNUS CARTER, Trustee

August 16, 2011 August 11, 2011
Date

Setsu Carter, Trustee
SETSU CARTER, Trustee

August 16, 2011 August 11, 2011
Date

STATE OF California

COUNTY OF Los Angeles }

LANA BROWN
Commission # 1944036
Notary Public - California
Los Angeles County
My Comm. Expires Aug 6, 2015

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alex Junus Carter and Setsu Carter, Trustees of The Carter Community Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of August, 2011.

LANA BROWN
Commission # 1944036
Notary Public - California
Los Angeles County
My Comm. Expires Aug 6, 2015

My Commission Expires: 08/08/2015

Notary Public Lana Brown

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066