THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

BILL GARRETT, Davidson County
Trans:T20110067960 DEEDWARR
Recvd: 10/31/11 10:16 2 pgs
Fees:13.00 Taxes:925.00
20111031-0084362

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 28th day of October, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Ruth Elliott
110 Haverford Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO

Pinnacle National Bank
150 3rd Ave. So. Ste 900
Nashville, TN 37201

MAP & PARCEL NOS.

MAP 116-13-0
PARCEL 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($***250,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Nicholas J. Rubadeau, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Ruth Elliott, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of West Meade Farms, Inc., Section III, of record in Book 1835, page 4, 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 Nicholas J. Rubadeau by Warranty Deed dated May 22, 1996, from Gary L. Collier and wife, Ann M. Collier, of record in Book 10060, page 460, in the Register's Office for Davidson County, Tennessee.

Gloria Rubadeau, spouse of Nicholas J. Rubadeau, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 110 Haverford Drive, Nashville, Tennessee 37205.

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

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2012 and all future years which have been assumed by the Grantee herein. The current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of West Meade Farms, Inc., Section III, of record in Book 1835, page 4, 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.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 28th day of October, 2011.

Nicholas J. Rubadeau

Gloria Rubadeau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas J. Rubadeau and Gloria RUbadeau, the bargainor, 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.

Witness my hand and official seal this 28th day of October, 2011.

Notary Public

My Commission Expires: 6.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY