BILL GARRETT, Davidson County
Trans:T20110074375 DEEDWARR
Recvd: 11/23/11 15:31 4 pgs
Fees:23.00 Taxes:12487.50
20111123-0091915

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
4320 Kenilwood, LLC P.O. Box 150262 Nashville, TN 37215	Same	Map: 132-07 Parcel No.: 62.00

WARRANTY DEED

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, Douglas B. Durr ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 4320 Kenilwood, LLC, a Tennessee limited liability company, its successors and assigns, ("Grantee"), an undivided fifty percent (50%) interest in that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

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

AND Grantor covenants that he 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 forth on Exhibit "B" hereto. Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 22nd day of November, 2011.

DOUGLAS B. DURR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Douglas B. Durr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of November, 2011.

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

Kim Natalie Parsons
Notary Public

My commission expires: 7/7/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,375,000.00.

Affiant

Subscribed and sworn to before me,
this 22 day of November, 2011.

Kim Natalie Parsons
Notary Public
My Commission Expires: 7/7/2014

KIM NATALIE PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

EXHIBIT A

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 68 ON THE PLAN OF SOUTHMEADE, AS OF RECORD IN BOOK 1835, PAGE 118 AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 68 IS DESCRIBED AS BEGINNING AT A POINT ON THE EASTERLY MARGIN OF KENILWOOD DRIVE, A CORNER OF LOTS 67 AND 68; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 284.8 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE L. AND N. RAILROAD; THENCE WITH THE LINE OF THE SAME SOUTHERLY 99 FEET TO A POINT, AND CONTINUING WITH THE SAME WESTERLY 10 FEET TO A POINT, AND CONTINUING WITH THE SAME SOUTHERLY 77.1 FEET TO THE COMMON EASTERLY CORNER OF LOTS 68 AND 69; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 280.3 FEET TO THE EASTERLY MARGIN OF KENILWOOD DRIVE; THENCE WITH THE MARGIN OF SAME NORTHERLY 144 FEET TO THE BEGINNING.

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 67 ON THE PLAN OF SOUTHMEADE, AS OF RECORD IN BOOK 1835, PAGES 118 AND 119, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 67 FRONTS 148.2 FEET ON THE EASTERLY SIDE OF KENILWOOD DRIVE AND RUNS BACK BETWEEN LINES, 293.1 FEET ON THE NORTHERLY LINE, AND 284.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 169.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS B. DURR BY WARRANTY DEED FROM MPACT CONSTRUCTION GROUP, LLC OF RECORD IN INSTRUMENT NO. 20010525-0054900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 1835, page 118, Register's Office for Davidson County, Tennessee, as amended by Instrument to Amend Final Subdivision Plat of record in Instrument No. 20020612-0071631 and Instrument No. 200506090066030, said Register's Office.

3. Stormwater Detention Agreement of record in Instrument No. 20020321-0035021 in the Register's Office, Davidson County, Tennessee.

4. Easement of record in Book 2088, page 19 in the Register's Office, Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7650, page 656 in the Register's Office, Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7536, page 36 in the Register's Office, Davidson County, Tennessee.

7. Charter Right of Way of CSX Railroad.