THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11111506** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$670,000.00~~. Affiant Subscribed and sworn to before me, this 15th day of December, 2011. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jeffrey L. Jewell and Bree A. Jewell 1000 Elm Hill Pike Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10602004800

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, **Donan Properties II, LLC, a Kentucky Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey L. Jewell and Bree A. Jewell, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revision of Lots 1, 2 and 3, 2nd Revised plan of Elm Hill Business Center, Section 3, of record in Book 5200, Page 314, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on the plan of Elm Hill Business Center, Section 3, of record in Book 5200, Page 12, said Register's Office, to which reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Donan Properties II, LLC by Warranty Deed from D & J Enterprises of Nashville, LLC, recorded on the 18th day of May, 2006 in Instrument No. 20060518-0058374, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELM HILL BUSINESS CENTER, as recorded in Plat Book 5200, Page(s) 12 and Plat Book 5200, Page 314, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5203, Page 257 as amended in Book 7278, Page 890 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based

BILL GARRETT, Davidson County
Trans:T20110079899 DEEDWARR
Recvd: 12/16/11 15:37 2 pgs
Fees:13.00 Taxes:2479.00
20111216-0098385

on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1000 Elm Hill Pike Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 on this 15th day of December, 2011.

Donan Properties II, LLC, a Kentucky Corporation

By John G. Donan, Jr., Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of December, before me appeared John G. Donan, Jr., to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn or affirmed did say that he is the Managing Member of Donan Properties, LLC, a Kentucky Corporation and that the seal affixed to the instrument is the seal of the Limited Liability Company and that the instrument was signed and sealed, if applicable, in behalf of said Limited Liability Company by authority of its board of directors/partners/members (or other governing body), and said John G. Donan, Jr. acknowledged the instrument to be the free act and deed of the Limited Liability Company.

Witness my hand, at office, this 15th day of December, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014