Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110081750 DEEDWARR
Recvd: 12/27/11 14:07 2 pgs
Fees:13.00 Taxes:721.50
20111227-0100967

39-B
File #11-1342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Treehouse Ventures, LLC,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Garth L. Wilson and Sandra D. Wilson, as Trustees of the Wilson Family Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 144, Building No. 18 on the Plan of Eagle Ridge at the Reserve, Section 3, Phase 1B, of record in Exhibit "A" Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et. seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Inst. No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 17, to the Master Deed of Eagle Ridge at the Reserve, of record in Inst. No. 20030108-0003690, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Treehouse Ventures, LLC by Warranty Deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, dated 1-18-08, of record in Inst. No. 20080211-0013609, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 320 Old Hickory Boulevard, #1800, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 THE EXECUTION HEREOF this 13th day of December, 2011.

Treehouse Ventures, LLC

Runcie Clements
BY: Runcie Clements, Member

BY: James H. Armistead, III, Member

State of Tennessee)
County of Davidson)

On this _____ day of December, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Runcie Clements and James H. Armistead, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, as Members of Treehouse Ventures, LLC, the bargainor for the purpose contained above therein, and acknowledged the execution as a free act and deed for said Treehouse Ventures, LLC by said Runcie Clements and James H. Armistead as Members.

Notary Public

My Commission Expires: 2-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 195,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of December, 2011.

Notary Public

My Commission Expires: 2-8-13

NEW OWNER:
Wilson Family Trust
1173 Westhaven Blvd.
Franklin, TN 37064

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
128-12-A-144