BILL GARRETT, Davidson County
Trans:T20120014224 DEEDWARRSP
Recvd: 02/27/12 15:50 13 pgs
Fees:68.00 Taxes:2405.00
20120227-0016932

SPECIAL WARRANTY DEED

FROM: John C. Jeffords, Jr.;
Joyce W. Jeffords;
Mary Jessica Jeffords Rook;
Claude H. Trotter, Jr.,
J. David Trotter, and Donald W. Trotter
as Trustees of the Ann J. Trotter
Family Trust; Regions Bank,
Trustee for the Douglass C. Jeffords Trust
and Douglass Corcoran Jeffords
"Grantors"

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison PLLC
401 Commerce St., Suite 800
Nashville, Tennessee 37219

TO: Kirkwood At Melrose, LLC
"Grantee"

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
105 Reynolds Drive Franklin, TN 37064	(New Owner)	118-02-0-264

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Fifty Thousand and No/100 Dollars ($650,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of February, 2012.

Notary Public

GEORGE V. CRAWFORD III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/3/2015

17849N:111039:925877:3:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John C. Jeffords, Jr. and Joyce W. Jeffords (tenants by the entirety as to a ¼ undivided interest), Mary Jessica Jeffords Rook (as to a ¼ undivided interest), Claude H. Trotter, Jr., J. David Trotter and Donald W. Trotter as Trustees of the Ann J. Trotter Family Trust (as to a ¼ undivided interest), Regions Bank (successor by merger to AmSouth Bank), Trustee of the Douglass C. Jeffords Trust (as to a 1/8 undivided interest) and Douglass Corcoran Jeffords (as to a 1/8 undivided interest) (collectively, the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Kirkwood At Melrose, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2608 Franklin Road, Nashville, TN.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns

against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[Remainder of page intentionally left blank. Signatures on following pages]

EXECUTED by the undersigned to be effective as of February 13, 2012.

John C. Jeffords, Jr.

By: _____
Joyce Webb Jeffords, Attorney in Fact

STATE OF TN)
)
COUNTY OF Davidson)

On this 13 day of February, 2012, personally appeared before me, Kate Rosenthal, a Notary Public of said County and State, Joyce Webb Jeffords, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John C. Jeffords, Jr., and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of John C. Jeffords, Jr.

Witness my hand, at Office, this 13 day of February, 2012.

_____
Notary Public

My Commission Expires:_____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

EXECUTED by the undersigned to be effective as of February 13, 2012.

Joyce W. Jeffords

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, Kate Rosenthal a Notary Public of said County and State, Joyce W. Jeffords, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 13 day of February, 2012.

Kate Rosenthal
Notary Public

My Commission Expires:_____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

EXECUTED by the undersigned to be effective as of February 14, 2012.

Mary Jessica Jeffords Rook

By: _____
J. David Trotter, Attorney in Fact

STATE OF Texas)
)
COUNTY OF Travis)

On this 14th day of February, 2012, personally appeared before me, Heidi G. Olson, a Notary Public of said County and State, J. David Trotter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Jessica Jeffords Rook and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Mary Jeffords Rook.

Witness my hand, at Office, this 14th day of February, 2012.

_____
Notary Public

My Commission Expires: July 15, 2012

HEIDI G. OLSON
Notary Public, State of Texas
My Commission Expires
July 15, 2012

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EXECUTED by the undersigned to be effective as of February 14, 2012.

Claude H. Trotter, Jr., Trustee of the
Ann J. Trotter Family Trust

STATE OF Nevada)
)
COUNTY OF Clark)

On this 14th day of February, 2012, personally appeared before me, Aaron Orosco, a Notary Public of said County and State, Claude H. Trotter, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Trustee of the Ann J. Trotter Family Trust and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Trustee of the Ann J. Trotter Family Trust.

Witness my hand and seal, at Office in Las Vegas NV, this 14th day of February, 2012.

Notary Public

My Commission Expires: Jan. 11, 2014

AARON OROSCO
Notary Public State of Nevada
No. 05-100547-1
My appt. exp. Jan. 11, 2014

EXECUTED by the undersigned to be effective as of February 14, 2012.

By: _____
J. David Trotter, Trustee of the
Ann J. Trotter Family Trust

STATE OF Texas)
)
COUNTY OF Travis)

On this 14th day of February, 2012, personally appeared before me, Heidi G. Olson, a Notary Public of said County and State, J. David Trotter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Trustee of the Ann J. Trotter Family Trust and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Trustee of the Ann J. Trotter Family Trust.

Witness my hand and seal, at Office, this 14th day of February, 2012.

_____
Notary Public

My Commission Expires: July 15, 2012

HEIDI G. OLSON
Notary Public, State of Texas
My Commission Expires
July 15, 2012

EXECUTED by the undersigned to be effective as of February 14, 2012.

By: Donald W Trotter
Donald W. Trotter, Trustee of the
Ann J. Trotter Family Trust

STATE OF Connecticut)
)
COUNTY OF Fairfield)

On this 14th day of February, 2012, personally appeared before me, Pamela Williams, a Notary Public of said County and State, Donald W. Trotter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Trustee of the Ann J. Trotter Family Trust and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Trustee of the Ann J. Trotter Family Trust.

Witness my hand, at Office, this 14th day of February, 2012.

Pamela S. Williams
Notary Public Pamela S. Williams

PAMELA S. WILLIAMS NOTARY PUBLIC

My Commission Expires: 9/30/14

EXECUTED by the undersigned to be effective as of February 14TH, 2012.

Regions Bank, Trustee of the
Douglass C. Jeffords Trust

By: Thomas A. Allen

Title: VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Donna MARIE Clemmons, a Notary Public of said County and State, personally appeared THOMAS A. ALLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him to be the Vice President (or other officer authorized to execute the instrument) of REGIONS BANK, the within named bargainor, a banking corporation, acting as Trustee of the Douglass C. Jeffords Trust, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as Trustee of the Douglass C. Jeffords Trust.

Witness my hand and seal, at Office in NASHVILLE, TN, this 14TH day of February, 2012.

Donna Marie Clemmons
Notary Public

My Commission Expires: November 3, 2015

DONNA MARIE CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXECUTED by the undersigned to be effective as of February 14, 2012.

Douglass Corcoran Jefferds

STATE OF New Mexico)
)
COUNTY OF Santa Fe)

Personally appeared before me, Leandra Chavez, a Notary Public of said County and State, Douglas Corcoran Jefferds, 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 and seal, at Office in Santa Fe, NM, this 14th day of February, 2012.

Leandra Chavez
Notary Public

My Commission Expires: May 11, 2015

OFFICIAL SEAL
Leandra Chavez
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: May 11, 2015

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 152 and 153, as shown on the map entitled Geo I. Waddey's Subdivision of Westwood, of record as Plat Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 152 and 153 adjoin and front together 100 feet on the Easterly side of 8th Avenue South or the Franklin Pike, and runs back between parallel lines, 265 feet to an alley.

Being the same property conveyed to John C. Jeffords, Sr., by deed from Broadway Realty Company, of record as Book 3992, page 921, dated February 8, 1966, said Register's Office. The said John C. Jeffords, Sr. having since died and by his Last Will and Testament of record as Will Book 103, page 311, Probate Court, Davidson County, Tennessee, devised subject property to John C. Jeffords, Jr. and Douglass C. Jeffords as Trustees of the John C. Jeffords Revocable Trust dated January 1, 1971. Being further conveyed to Mary Jessica Jeffords Rook, Ann Jeffords Trotter, John C. Jeffords, Jr. and Douglass C. Jeffords, each as to a undivided 1/4 interest by deed from John C. Jeffords Jr. and Douglass C. Jeffords, as Trustees of the John C. Jeffords Revocable Trust, of record as Book 5907, page 121, said Register's Office. Ann J. Trotter further conveyed her interest to Ann J. Trotter, Trustee of the Ann J. Trotter Revocable Trust dated July 29, 1980 by deed of record as Book 6431, page 293, said Register's Office. John C. Jeffords Jr. further conveyed his interest to John C. Jeffords Jr. and wife, Joyce W. Jeffords, by deed of record as Instrument No. 20021219-0156860, said Register's Office. The said Douglass C. Jeffords having since died and by his Last Will and Testament of record as Will Book 152, page 3, Probate Court, Davidson County, Tennessee, devised his interest in the subject property to Eleanor C. Jeffords and Douglas Corcoran Jeffords as Co-Trustees of the trusts established under his Last Will and Testament. The said Eleanor C. Jeffords having since died and upon her death, a 1/2 interest of the trust assets were to be distributed outright to Douglass Corcoran Jeffords. By Order of the Seventh Circuit Court for Davidson County, Tennessee, dated January 30, 2002, AmSouth Bank, Nashville, Tennessee was added as an additional Co-Trustee of the Douglas C. Jeffords Trust u/w/o Douglass C. Jeffords, as evidenced by quitclaim deed of record as Instrument No. 20060501-0049869, said Register's Office, and by said quitclaim deed transferred and conveyed to Douglass Corcoran Jeffords, a 1/8 undivided interest in said property.

EXHIBIT B

Encumbrances

1. Taxes for the year 2012 constitute a lien, but are not yet due and payable.
2. Right of Way easement of record as Book 4231, page 475, said Register's Office.
3. Sewer easement of record in Book 874, page 87, said Register's Office.
4. Matters shown on plan of record in Book 332, page 99, said Register's Office.