THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30496-03-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 20th day of March, 2012. Notary Public My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Treemont Properties, LLC 1123 Glenwood Avenue Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 131 150 07700

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, **Charles Stephen Burkhalter**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Treemont Properties, LLC, a Tennessee limited liability company,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1213 Goodloe Drive, Nashville, TN 37215

This is not now, nor has it ever been, the marital residence of the Grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:

(1) Grantee shall cause the commencement of the demolition of the improvements located on subject property to commence within sixty (60) days of the date on which title to subject property is vested in Grantee; and

(2) Neither Grantee nor any entity in which Grantee or its members retain an ownership interest shall lease subject property or any improvements located thereon to any third-party tenants or third-party lessees for as long as title to subject property is vested in Grantee or in any entity in which Grantee or its members retain an ownership interest.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20120020669 DEEDWARR
Recvd: 03/22/12 09:14 2 pgs
Fees:13.00 Taxes:1480.00
20120322-0024227

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of March, 2012.

Charles Stephen Burkhalter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles Stephen Burkhalter**, 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 20th day of March, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Harpeth Acres, Section IV, of record in Plat Book 2133, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Stephen Burkhalter by quitclaim deed dated April 10, 2001, from Agnes H. Burkhalter, of record in Instrument No. 20010417-0037621, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2133, page 65, Register's Office for Davidson County, Tennessee.