THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETTCROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $320,000.00. **AFFIANT** Subscribed and sworn to before me, this 5th day of July, 2012. Notary Public My Commission Expires: July 7, 2014

MORGAN GAMBLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Hillsboro Corner, LLC Attn: George N. Spiva 4121 Hillsboro Pike, Suite 302 Nashville, TN 37215	SAME	Map: 104-08-0 Parcel: 381.00

BILL GARRETT, Davidson County
Trans:T20120049518 DEEDWARR
Recvd: 07/05/12 12:06 2 pgs
Fees:13.00 Taxes:1184.00
20120705-0059041

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Greg Pohl, an unmarried person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Hillsboro Corner, LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O.B. Hayes, of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee, being known as Lot No. 5 in the Resubdivision of Lot 41 and described as follows:

BEGINNING at a point in the margin of Villa Place, formerly Belmont Street, 200 feet south of the south margin of Weston Avenue (now Horton Avenue); thence westerly parallel to the south margin of Weston Avenue 144 feet to the west margin of Villa Place; thence northerly 60 feet to the beginning.

BEING the same property conveyed to Greg Pohl by deed from Robert W. Hall, unmarried, of record as Instrument No. 20011228-0143228, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to the matters shown on the Plan of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

(2) Subject to property taxes for the year 2012, a lien not yet due and payable.

This is improved property commonly known as 1409 Villa Place, Nashville, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 2nd day of July, 2012.

Greg Pohl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREG POHL,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained and signed his name as his free act and deed.

WITNESS my hand, at office, this 2nd day of July, 2012.

MORGAN TAWLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission Expires: July 7, 2014