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. 30577-04-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant Subscribed and sworn to before me this 19th day of July, 2012. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

WARRANTY DEED

Address New Owner: Spiva/Hill Management and Investment, LLC 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel Nos.: 104 110 19000 104 110 18900

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, **Michael S. Davidson and wife, Rebecca G. Davidson,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2003 and 2005 Convent Place, Nashville, TN 37212.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 19th day of July, 2012.

Michael S. Davidson

Rebecca G. Davidson

BILL GARRETT, Davidson County
Trans:T20120053591 DEEDWARR
Recvd: 07/20/12 13:36 3 pgs
Fees:18.00 Taxes:4162.50

20120720-0064030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Davidson and Rebecca G. Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of July, 2012.

Notary Public

My Commission Expires: _____



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 4 and 5 on the Plan of Jones and Calhoun Subdivision, of record in Plat Book 161, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Davidson and wife, Rebecca G. Davidson, by quitclaim deed dated September 28, 2007, from Davidson Partnership, a Tennessee general partnership comprised of Michael S. Davidson, general partner, and Karl Stanley Davidson, general partner, of record in Instrument No. 20070928-0115989, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, a lien, but not yet due and payable, which have been prorated between the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 161, page 40, Register's Office for Davidson County, Tennessee.
3. Rights of tenants, as tenants only, under any unrecorded leases.