THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 120[illegible]** Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this1st day of August, 2012. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: AI Devco, LLC 2002 Richard Jones Rd, C-208 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11714007300

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, **Beverly Farr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AI Devco, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 on the Plan of Sugar (erroneously referred to as Suger in deed of acquisition) Tree Subdivision, as of record in Book 1424, Page 100, Register's Office for said County.

Said Lot No. 7 fronts 128.9 feet on the Westerly side of Cross Creek Road and runs back 315 feet on the Northerly line and 303.8 feet on the Southerly line to a dead line, measuring 20 feet thereon.

Being the same property conveyed to Beverly Farr, an unmarried person by Warranty Deed from Charles David Kersh, an unmarried person, and Kerry Harvick, an unmarried person, recorded on the 30th day of December, 2004 in Instrument No. 20041230-0154788, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUGAR TREE SUBDIVISION, as recorded in Plat Book 1424, Page(s) 100.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 3914, Page 69.

This is improved property located at 3917 Cross Creek Road Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20120057564 DEEDWARR
Recvd: 08/03/12 13:43 2 pgs
Fees:13.00 Taxes:1036.00
20120803-0069114

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, Grantor has executed this instrument on this 1st day of August, 2012.

Beverly Farr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverly Farr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014