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. 30795-08-2012** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,069,000.00. Deborah K Pitts Affiant Subscribed and sworn to before me this 23rd day of August, 2012. Notary Public My Commission Expires:

NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Susan Rhodes Berry, as Trustee of the Susan Rhodes Berry Revocable Trust dated February 22, 2008 212 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 100 03600

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, **Keith B. Pitts and wife, Deborah K. Pitts**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Susan Rhodes Berry, as Trustee of the Susan Rhodes Berry Revocable Trust dated February 22, 2008** ("Grantee"), her successors 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 212 Jackson Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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, her 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.

BILL GARRETT, Davidson County
Trans:T20120063466 DEEDWARR
Recvd: 08/24/12 10:32 3 pgs
Fees:18.00 Taxes:3955.30
20120824-0076330

IN WITNESS WHEREOF, Grantors have executed this instrument on the 23rd day of August, 2012.

Keith B. Pitts by Deborah K. Pitts

Keith B. Pitts
By: Deborah K. Pitts, Attorney-In-Fact

Deborah K Pitts

Deborah K. Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah K. Pitts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Keith B. Pitts, and she is authorized by Keith B. Pitts to execute this instrument on his behalf.

Witness my hand at office this 23rd day of August, 2012.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah K. Pitts, 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 at office this 23rd day of August, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 87 1/2 feet front of Lot No. 6 on the Map of Johnson Bransford's Subdivision of part of Lots Nos. 1, 2, and 44 in Deer Park, Belle Meade, of record in Book 421, page 115, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jackson Boulevard at a point 12 1/2 feet west of the corner of Lots Nos. 6 and 7; said point being the southwest corner of the property conveyed to M. B. Howell and wife by deed from S.E. Harwell, et. al. of record in Book 871, page 68, said Register's Office; thence with the northerly margin of said Boulevard westwardly 87 1/2 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 339.5 feet, more or less, to the northerly line of said Lot No. 6; thence with said line eastwardly 101 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots southwardly 115 feet to the northeast corner of said Howell property; thence with the northerly line of same westwardly 12 1/2 feet to said Howell's northwest corner; thence with the westerly line of said southwardly 215 feet, more or less, to the beginning.

Being the same property conveyed to Keith B. Pitts and wife, Deborah K. Pitts, by deed dated April 25, 2012, from William V. B. Webb and wife, Nancy G. Webb, of record as Instrument No. 20120430-0036713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated between the parties and assumed by the Grantee.
2. Belle Meade City taxes for the year 2012, which have been prorated between the parties and assumed by the Grantee.
3. All matters appearing on the Plan of record as Book 421, page 115, Register's Office for Davidson County, Tennessee.