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. 30774-07-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00. Affiant Subscribed and sworn to before me this 24th day of September, 2012. Notary Public My Commission Expires:

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Sara Bovender Richard Bovender 305 Belle Meade Boulevard Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 11610002300 & 11610002700

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, **Sally J. Stack, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Bovender and husband, Richard Bovender** ("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 305 Belle Meade Boulevard, Nashville, TN 37205

Edward A. Stack, husband of Sally J. Stack, joins in the execution of this instrument for the purpose of conveying any marital interest he may have in subject property by virtue of his marriage to the said Sally J. Stack.

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:T20120072067 DEEDWARR
Recvd: 09/25/12 10:18 4 pgs
Fees:23.00 Taxes:12950.00
20120925-0086953

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of September, 2012.

Sally J. Stack

Edward A. Stack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sally J. Stack and Edward A. Stack**, 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 24th day of September, 2012.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Parcel 1:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 4 on the Map of Belle Meade Deer Park Subdivision No. 1, as of record in Book 332, pages 88 and 89, Register's Office for the said County, and the northeasterly part of Lot No. 1 and the easterly part of Lot No. 5 on the Map of Johnson Bransford's Subdivision of part of Lot No. 3, Belle Meade Deer Park Subdivision No. 1, of record in Book 421, page 133, said Register's Office and described according to a survey made by W. B. Southgate surveyor, May 21, 1938, as follows:

Beginning at an iron pin in the westerly margin of Belle Meade Boulevard 125 feet north of the northwest corner of Belle Meade Boulevard and Jackson Boulevard, and being the northeast corner of the property conveyed to Pearl Franklin Leftwich by deed from Helen Knox Campbell, of record in Book 1077, page 317, said Register's Office; thence in a westerly direction, along Leftwich's north line, 295 feet to an iron pin in the easterly line of Lot No. 2 in Johnson Bransford's Subdivision of Lot No. 3 above mentioned; thence northerly along the easterly line of Lot No. 2, 150 feet to an iron pin, the southwest corner of an 18-foot strip conveyed to Nashville Railway and Light Company by deed of record in Book 653, page 222, said Register's Office; thence in an easterly direction, along the south margin of said strip, 18 feet; thence in a northerly direction, along the easterly margin of said strip, 100 feet to an iron pin; thence in an easterly direction 265.8 feet to an iron pin in the westerly margin of Belle Meade Boulevard; thence southerly along the westerly margin of Belle Meade Boulevard, 236 feet 9 inches to the point of beginning.

Being the same property conveyed to Sally J. Stack, a married person, by deed dated March 17, 1998, from William D. Brinton, Jr. and wife, Gloria H. Brinton, of record in Book 10841, page 859, said Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being a part of Lot No. "five" (5) on the Map of Johnson Bransford's Subdivision of part of Lot No. 3 in the Subdivision of Deer Park, Belle Meade, as of record in Book 421, page 133, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly boundary line of a 10-foot strip reserved, said point being the northwest corner of an 18-foot strip deeded to Nashville Railway & Light Company by V. L. Witherspoon, Trustee, et al, recorded in Book 653, page 222, Register's Office for Davidson County, Tennessee; thence in a southerly direction along the northwesterly margin of said 18-foot strip, 100 feet to a point in the south boundary line of said Lot No. 5, thence in a northwesterly direction along the dividing line between Lots Nos. 5 and 2 in said subdivision, 50 feet to a point; thence in a northeasterly direction to a point in the southerly boundary line of said 10-foot strip, said point being 50 feet northwest of the northwest corner of said 18-foot strip; thence in a southeasterly direction along said southerly margin of said 10 foot strip reserved, 50 feet to the point of beginning.

Parcel 3:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 5 on the Plan of Johnson Bransford's Subdivision of a part of Lot No. 3 in the subdivision of Deer Park, Belle Meade, as of record in Book 421, page 133, of the Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the line between Lots 1 and 2 on said plan, at the northwest corner of the lot conveyed to Helen Knox Campbell by V. I. Witherspoon, Trustee, et al., by deed dated January 16, 1924, and of record in Book 633, page 212, said Register's Office, running thence with said line northerly to the corner of said

Lots 1 and 2 in the south line of Lot No. 5, and continuing thence in a northeasterly direction across Lot No. 5, in all 100 feet to the south margin of a 10-foot strip marked "Reserved" on the plan of the First Belle Meade Subdivision at a point 219 feet northwesterly from the northeast corner of said Lot No. 5; thence with the southerly margin of said strip in a southeasterly direction, 18 feet; thence in a southwesterly direction and parallel with the first line, 100 feet, more or less, to the north line of the lot conveyed to Campbell above referred to; thence with the north line of said lot in a northwesterly direction, 18 feet, more or less.

Parcel 4:

Land in Davidson County, Tennessee, being that part of a strip of land ten feet in width marked "Reserved" on the Plan of the First Belle Meade Subdivision near Nashville, Tennessee, as of record in Book 332, pages 88 and 89, in the Register's Office of said Davidson County, more particularly described as follows: beginning at a point in the northern line of Lot No. 4 on said Plan of First Belle Meade Subdivision, on the westerly margin of Belle Meade Boulevard, running thence North 56 ½ degrees West with the southerly margin of said ten foot strip and the northern line of said Lot No. 4 and the northern line of Lot No. 5 on the Map of Johnson Bransford's Subdivision of part of Lots No. 3 in the Subdivision of Deer Park, Belle Meade, as of record in Book 421, page 331, said Register's Office, 333.66 feet, more or less, to the southeast corner of a part of said ten foot strip conveyed to Johnson Bransford, by deed from the Nashville Railway & Light Company of record in Book 700, page 487, said Register's Office; thence northeasterly with said Johnson Bransford's eastern line ten feet to his northeast corner; thence South 56 ½ degrees East parallel with and ten feet northerly from said first line 333.66 feet, more or less, to Belle Meade Boulevard; and thence southwesterly with the westerly margin of Belle Meade Boulevard ten feet to the beginning.

Parcels 2, 3 and 4 being the same property conveyed to Sally J. Stack by deed dated May 8, 1998, from the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Book 10929, page 709, and Deed of Correction in Book 10956, page 367, Register's Office for said County.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 332, pages 88 and 89, Book 482, page 45, Book 633, page 212, and Book 672, page 186, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, page 133, Register's Office for Davidson County, Tennessee.
5. Permanent easement for overhead power line as reserved in Book 10956, page 367, Register's Office for Davidson County, Tennessee.