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. 30685-06-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $916,650.00. Affiant Subscribed and sworn to before me this 24th day of September, 2012. Notary Public My Commission Expires:

GERALD R. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Elmwood Partners, a Tennessee general partnership 1204 Elmwood Avenue Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 105 130 10200

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, **John E. Hartridge**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elmwood Partners, a Tennessee general partnership** ("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 1204 Elmwood Avenue, Nashville, TN 37212

This is not, nor has it ever been the primary residence of the Grantor herein.

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 "B" 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:T20120072554 DEEDWARR
Recvd: 09/26/12 11:04 4 pgs
Fees:23.00 Taxes:3391.61
20120926-0087508

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

John E. Hartridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John E. Hartridge**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2012.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 80 feet of the southerly one-half of Lot No. 11 and the westerly 80 feet of Lot No. 12 on the Belmont Land Company's Plat, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, as more particularly described as follows according to survey dated June 6, 2002, prepared by Robert H. Cummings, R.L.S. #693.

Beginning at an iron pin in the northerly right-of-way of Elmwood Avenue (25 feet from the centerline) said iron pin marking the Southeast corner of the herein described property and being located westerly along the northerly right-of-way of Elmwood Avenue from the intersection of said right-of-way with the westerly right-of-way of 12th Avenue South (25 feet from the centerline) South 89 degrees 00 minutes 00 seconds West 152.25 feet; thence, leaving the point of beginning with the northerly right-of-way of Elmwood Avenue South 89 degrees 00 minutes 00 seconds West 80.00 feet to an iron pin; thence, with the easterly margin of a 12 foot alley North 00 degrees 39 minutes 36 seconds West 145.52 feet to an iron pin; thence with the southeasterly boundary line of property owned by 1221 Partners, L.L.C. of record in Deed Book 10292, page 928, in the Register's Office of Davidson County, TN, as follows: North 89 degrees 04 minutes 04 seconds East 80.00 feet to an iron pin, South 00 degrees 38 minutes 49 seconds East 145.42 feet to the beginning, containing 0.267 acre.

Being the same property conveyed to John E. Hartridge by deed dated June 18, 2002 from Robert H. Cummings, Jr. and wife, Maria B. Cummings, of record in Instrument No. 20020618-0073813, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

This conveyance is made subject to:

1. Taxes for the year 2012, which have prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 323, page 101, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the survey dated July 7, 2012, by Phillip E. Holmes, Jr., TN RLS No. 1728, Volunteer Land Surveying Services, P. O. Box 368, Lebanon, TN 37088.