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. 30877-10-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2012. Notary Public My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David Howard, Trustee of The Nichol Lane Trust, u/a/d October 16, 2012 1233 Nichol Lane Nashville, TN 37205	new owner	Map and Parcel No.: 130 130 01200

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, **Timothy M. Petrikin and Jenney Ayer Petrikin**, both unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Howard, Trustee of The Nichol Lane Trust, u/a/d October 16, 2012** ("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 1233 Nichol Lane, Nashville, TN 37205

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2012.

Timothy M. Petrikin

Jenney Ayer Petrikin

BILL GARRETT, Davidson County
Trans:T20120083247 DEEDWARR
Recvd: 11/01/12 10:28 2 pgs
Fees:13.00 Taxes:6937.50
20121101-0100416

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Timothy M. Petrikin and Jenney Ayer Petrikin**, 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 29th day of October, 2012.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3, Block 4, on the Plan of Highlands of Bellemeade, of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy M. Petrikin and wife, Jenney Ayer Petrikin, by quitclaim deed dated November 12, 2007, from Jeffrey Mobley, Trustee, of record in Instrument No. 20071116-0134340, Register's Office for Davidson County, Tennessee. The parties having divorced by Final Decree of Divorce entered in Docket No. 11D-2889, Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Book 6280, page 22, Register's Office for Davidson County, Tennessee.