RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***225,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20120086331 DEEDWARR
Recvd: 11/13/12 10:40 2 pgs
Fees:13.00 Taxes:832.50
20121113-0104143

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Subscribed and sworn to before me this 9th day of November, 2012.

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mark E. Price 4924 Monterey Drive Nashville, Tennessee 37220	SAME	MAP 146-08-0 PARCEL 102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($***225,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Greg Leppert aka Gregory Leppert, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Mark E. Price and Kara M. Price, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 293 on the Plan of Section Four, Crieve Hall Estates of record in Plat Book 2133, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Greg Leppert AKA Gregory Leppert, unmarried, by Warranty Deed dated May 18, 2006, from Eddie W. Redmon and wife, Janiece B. Redmon, of record as Instrument No. 20060531-0063822 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4924 Monterey Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2013 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the plan of Section Four, Crieve Hall Estates, of record in Book 2133, page 80, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 8 day of November, 2012.

Greg Leppert by Christie Wilson, attorney in fact

Greg Leppert aka Gregory Leppert
by Christie Wilson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Greg Leppert aka Gregory Leppert and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Greg Leppert aka Gregory Leppert.

WITNESS my hand and official seal this 8th day of November, 2012.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY