This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20120091238 DEEDWARR
Recvd: 11/30/12 11:12 3 pgs
Fees:18.00 Taxes:462.50
20121130-0109946

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason W. Grimm**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Chimera, LLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, in the 25th Ward of the City of Nashville, Tennessee; being Lot No. 1201, Block 176 of Plan Number 1 of West Nashville of record in Plat Book 57, Pages 74-75 and Plat Book 57, Page 173, Register's Office for said county, to which reference is hereby made for a more complete description and together with the north 50 feet of that portion of 53rd Avenue North lying southerly of and adjoining said Lot No. 1201 as vacated by Metro Government by Bill Number 75-1262.

Being the same property conveyed to Jason W. Grimm by Deed from Jonathan D. Sexton, dated 09/05/2007 and filed for record on 09/13/2007 in Instrument 200709130109844, Register's Office for Davidson County, Tennessee.

Map & Parcel: 09111014100

This property is known as: 5300 Indiana Ave., Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 27 day of November, 2012.

Jason W. Grimm, Grantor

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason W. Grimm, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of November, 2012.

Catherine Mary Parker
NOTARY PUBLIC

My Commission Expires: April 30, 2016

CATHERINE MARY PARKER
My Commission Expires
April 30, 2016

Grantee(s) Name, Address:	Send Tax Statement To:
Chimera, LLC	New Owner
4343 Glen Eden Dr.	
Nashville, TN 37205-3447	

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$125,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of November, 2012.

x Bracey Blair Wilson
Affiant

Bracey Blair Wilson
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Notary Public

My commission expires:

W Davis
Type or Print Name