BILL GARRETT, Davidson County
Trans:T20120098419 DEEDWARR
Recvd: 12/26/12 12:11 3 pgs
Fees:18.00 Taxes:6238.20
20121226-0118651

THIS INSTRUMENT PREPARED BY: CATHERINE GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,686,000.00. AFFIANT Subscribed and sworn to before me, this 21st day of December, 2012. Notary Public My Commission Expires: 10/5/15

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dream Mountain Properties, LLC 21212 N Frontage Road W PMB 305 Vail, CO 81657	SAME	118-02-0-191.00 118-02-0-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **2510/20 FP, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does

transfer and convey unto **DREAM MOUNTAIN PROPERTIES, LLC, a Colorado limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 15, 16, 17, 18 and 19 on the Plan of George I. Waddey's Subdivision of Westwood, of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 2510/20 FP, LLC, by deed dated December 17, 2010, from Debra Kay Moore, Trustee of the Debra K. Moore Trust, of record in Instrument No. 20101221-0101531, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes which have been paid by Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 4096, page 931, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 4096, page 935, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2510 & 2520 Franklin Pike Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land

in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of December, 2012.

2510/20 FP, LLC, a Tennessee
limited liability company

By: _____
Steve Church, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVE CHURCH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chief Manager,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of December, 2012.

_____
Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

508372.1/200736