RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30951e
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20120099564 DEEDWARR
Recvd: 12/28/12 12:54 4 pgs
Fees:23.00 Taxes:7400.00
20121228-0120070

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Ben Gambill	Same	Map 144-05
14 E 4th Street, Apt. 1122	Wells Fargo Bank, N.A.	Parcel 12
New York, NY 10012	2701 Wells Fargo Way	
	Minneapolis, MN 55467	

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RAPIDAN, L.P.**, a Tennessee limited partnership (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto ***BEN GAMBILL**** (hereinafter the "Grantee"), his heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

**Benjamin S. Gambill, III and wife, Mary Carlisle Gambill

This is improved property known as 4419 Chickering Lane, Nashville, Tennessee 37215.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 21st day of December, 2012.

RAPIDAN, L.P.

By: _____
Alexis Jones Joyce, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexis Jones Joyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of RAPIDAN, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

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

Carole Maxson
NOTARY PUBLIC

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
6-21-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

AFFIANT

Subscribed and sworn to before me
this 21 day of December, 2012.

Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2015

My Commission Expires:

EXHIBIT A

A certain tract or parcel of land in the 7th Civil District of Davidson County, State of Tennessee, as follows:

Beginning at a point in the easterly margin of Chickering Road at the intersection of Chickering Lane, thence southerly with the right of way of Chickering Road 444.67 feet (450 feet by deed) to the northeast corner of the land conveyed to William Waller and wife, Milbrey W. Waller, (the "Waller Tract") by deed of record in Book 1784, Page 7, Register's Office for said County, thence leaving Chickering Road and proceeding along the east boundary of the Waller Tract South 45° 09' 10" East (South 46° 15" East by deed) 512.57 feet (512.8 feet by deed) to a stake at the southwest corner of the tract conveyed to Milbrey Warner Waller by deed of record in Book 1044, Page 160, said Register's Office; thence North 41° 30" East 400.5 feet more or less to the southerly margin of Chickering Lane; thence with the right of way of Chickering Lane North 43° 30" West 609 feet to the point of beginning.

Being the same property conveyed to RAPIDAN, L.P., by deed from MILBREY WALLER ANDREWS, of record as Book 10090, page 92, dated June 17, 1996, said Register's Office.

EXHIBIT B

1. Real property taxes for 2013 and subsequent years, a lien, but not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7825, page 226, Register's Office for Davidson County, Tennessee.

3. Permanent Easement Agreement in favor of the City of Forest Hills, of record as Instrument No. 20100506-0034794, said Register's Office.