This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Harpeth Financial Services, LLC
dba Advance Financial
1901 Church St.
Nashville, TN 37203

SEND TAX BILL TO:
Owner

MAP **163**
GROUP
PARCEL **308**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B & V Venture, a Tennessee joint venture,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Harpeth Financial Services, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. K1 on the Plan of Resubdivision of Section Eight, Hickory Hollow Mall, of record in Plat Book 6050, page 109, Register's Office, Davidson County, Tennessee.

Being part of the property conveyed to B & V Venture, a Tennessee joint venture, by deed from Douglas F. Brown and wife Rose M. Brown dated May 2, 1984 of record in Book 6293, page 161, Register's Office for Davidson County, Tennessee. Further being part of the property conveyed to B & V Venture, a Tennessee joint venture, by deed recorded for purposes of clarification in Book 9597, page 808, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises including those matters shown on the plat of record in Plat Book 6050, page 109, Register's Office, Davidson County, Tennessee.

Those matters shown on the survey made by Dale & Associates, Steven C. Matthews, Registered Land Surveyor, Tennessee No. 2352, dated December 19, 2012, and designated Project No. 12116

BILL GARRETT, Davidson County
Trans:T20130000452 DEEDWARR
Recvd: 01/03/13 08:13 4 pgs
Fees:23.00 Taxes:1461.50
20130103-0000538

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **5304 Hickory Hollow Lane, Antioch, Tennessee 37113.**

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 does covenant 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 warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this **the 29th** day of **December, 2012.**

B & V Venture, a Tennessee joint venture

By: Valerie I. Volkert Partner
Valerie I. Volkert, Partner

By: Barbara B. Christian, Partner by Valerie I. Volkert as Attorney in Fact
Barbara B. Christian, Partner, by Valerie I. Volkert as Attorney in Fact

By: Evelyn B. Breyer, Partner, by Valerie I. Volkert as Attorney in Fact.
Evelyn B. Breyer, Partner, by Valerie I. Volkert as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $395,000.00.

AFFIANT Alexander Davies Attorney

Subscribed and sworn to before me on this 29th day of December, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Valerie I. Volkert,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be a Partner of **B & V Venture, a Tennessee joint venture**, the within named bargainor, and that she as said Partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of December, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Valerie I. Volkert,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Attorney in Fact for **Barbara B. Christian,** a Partner of **B & V Venture, a Tennessee joint venture**, the within named bargainor, and that she as said Attorney in Fact executed the within Warranty Deed for the purposes therein contained by signing the name of Barbara B. Christian as her free act and deed..

WITNESS my hand and official seal this 29th day of December, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Valerie I. Volkert,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Attorney in Fact for **Evelyn B. Breyer,** a Partner of **B & V Venture, a Tennessee joint venture**, the within named bargainor, and that she as said Attorney in Fact executed the within Warranty Deed for the purposes therein contained by signing the name of Evelyn B. Breyer as her free act and deed..

WITNESS my hand and official seal this 29th day of December, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013