THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122749** NATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2012. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: William T. Chapman, IV, Trustee c/o Flood, Bumstead, McCready & McCarthy, Inc. 2300 Charlotte Avenue Suite 103 Nashville, TN 37203	Send Tax Bills To: New Owner BILL GARRETT, Davidson County Trans:T20130001289 DEEDWARR Recvd: 01/04/13 15:25 2 pgs Fees:13.00 Taxes:3145.00 20130104-0001482	Tax Information: Tax Parcel ID No. 09313012500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Greer and wife, Cathie Ann Greer** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee**, ("Grantees"), pursuant to a Trust dated August 18, 2010, its successors and assigns, with full right and power to convey, sell, transfer, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of the right, title and interest in and to the property described as follows:

Land in Davidson County, Tennessee, being a portion of the property described as "Reserved for Governors Mansion" on the Plan of the Subdivision of the Lunatic Asylum Property, as of record in Book 21, Page 117, Register's Office for said County, and being Lots Nos. 1 and 2 on the plan of P. A. Cartwright's unrecorded subdivision of Lots 6, 7 and 8, described as follows:

Beginning at the Southeast corner of Magazine and Mansion Streets; thence with the Southerly margin of Mansion street, Eastwardly 75 feet to a point 75 feet West of the Westerly margin of Overton Street; thence Southwardly and parallel with the Westerly margin of Overton Street 132 feet to the Northerly line of Lot No. 9 on said unrecorded plan; thence with said line Westwardly 75 feet to the Easterly margin of Magazine Street; thence with said Street, Northwardly 132 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from A. R. A. Golden Sound of Nashville, Inc., a Tennessee corporation to William C. Greer and wife, Cathie Ann Greer as recorded on the 18th day of May, 1999 in Deed Book 11483, Page 774; Warranty Deed from John C. Lassing, Trustee to A.R.A. Golden Sound of Nashville, Inc. as recorded on the 18th day of May, 1999 in Deed Book 11483, Page 764 and Quitclaim Deed from Joseph R. Hanson, Jr., Trustee under the Joseph R, Hanson, Jr. Living Trust dated April 15, 1996 to A.R.A. Golden Sound of Nashville, Inc., a Tennessee corporation as recorded on the 18th day of May, 1999 in Deed Book 11483, Page 762, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LUNATIC ASYLUM PROPERTY, as recorded in Plat Book 21, Page(s) 117.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 609 Mansion St Nashville TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2012.

William C. Greer

Cathie Ann Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William C. Greer and Cathie Ann Greer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2012

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014