THIS INSTRUMENT PREPARED BY: *Douglas A. Brace, Reg. #3485* *ORTALE, KELLEY, HERBERT & CRAWFORD* *200 Fourth Avenue North, 3rd Floor, Noel Place* *Nashville, TN 37219*	*STATE OF TENNESSEE)* *COUNTY OF* Davidson *The actual consideration or value, whichever is greater, for this transfer is $350,000.00.* *Affiant* *Subscribed and sworn to before me, this the* 10 *day of* January, *2013.* *Notary Public* *My Commission Expires:* 7-7-14

MARGARET HOBRAT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2014

Name and Address of New Owner:

The JRM Evergreen Trust
209 10th Ave. South, Suite 506
Nashville, TN 37203

Send Tax Bills to:

NEW OWNER

BILL GARRETT, Davidson County
Trans:T20130003754 DEEDWARR
Recvd: 01/14/13 15:13 3 pgs
Fees:18.00 Taxes:1295.00
20130114-0004459

Street Address of Subject Property:	**Map and Parcel No.:**
1120 Granny White Court Nashville, TN 37204	131-8-F-013 CO and P/O 131-8-F-900 CO

WARRANTY DEED IN LIEU OF FORECLOSURE WITHOUT RELEASE

FOR AND IN CONSIDERATION of Ten (10.00) Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE PROPERTY MANAGEMENT, LLP**, a Tennessee limited liability partnership also known as Nashville Property Managers, LLP (hereinafter called **"Grantor"**), has bargained and sold, and by these presents does transfer and convey unto **THE JRM EVERGREEN TRUST** (hereinafter called **"Grantee"**), its successors and assigns, a certain tract or parcel of land in Davidson County, Nashville, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4A of Harding Heights Condominiums, a Horizontal Property Regime located on Granny White Court, Nashville, Tennessee, as established by Master Deed of record under Instrument No. 20040521-0059693 and Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums, of record under Instrument No. 20101119-0092636, Register's Office for Davidson County, Tennessee. Said Unit as shown on Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums of record under Instrument No. 20101119-0092636, and Correction to the Supplement and Amendment No. 6 to the Master Deed of Harding Heights Condominiums, of record under Instrument No. 20110408-0027188, and being located upon part of Lot 4 on the Plan of Harding Heights of record in Plat Book 4300, page 95, Register's Office for Davidson County, Tennessee, to which references are hereby made for a more complete and accurate description.

Being part of the same property conveyed to Nashville Property Management, LLC, a Tennessee limited liability partnership, by Warranty Deed from Monroe Harding Childrens Home, a not-for-profit corporation, of record under Instrument No. 20030930-0144306, Register's Office for Davidson County, Tennessee.

Also described as land in Davidson County, Tennessee, being Lot No. 4, Harding Heights, of record in Book 4300, page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above description but specifically excluded therefrom is Unit No. 4B conveyed to Sandra S. Flanigan by deed of record under Instrument No. 20110408-0027189, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit No. 4B.

The conveyance of the above described property is subject to the rights of others in and to party walls and easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the **Grantee**, its successors and assigns, in fee simple, forever.

And the **Grantor** covenants with the **Grantee** that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as set forth above.

And the **Grantor** further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the **Grantee**, its successors and assigns against the lawful claims of all persons.

It is the intention of the **Grantor** and the **Grantee** that the Deed of Trust of record under Instrument No. 20070621-0074128 and assigned to Grantee under Instrument No. 20121126-0108403 not merge with the title acquired by the **Grantee** pursuant to this Deed. No such merger will occur unless and until such time as the **Grantee** executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such an instrument is executed and recorded, the Deed of Trust, as amended, will remain a valid and continuing lien, security title, and security interest against, in, and to the property described herein.

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.

IN WITNESS WHEREOF, the **Grantor** has hereunto set its name on this the 10 day of January, 2013.

NASHVILLE PROPERTY MANAGEMENT, LLP, aka Nashville Property Managers, LLP

By: _____
Brian Krebs, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Partner of **NASHVILLE PROPERTY MANAGEMENT, LLP, aka Nashville Property Managers, LLP,** a Tennessee limited liability partnership, the within named bargainer, and that as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, the day and year first above written.

_____
NOTARY PUBLIC

MARGARET HOBRAT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2014

My Commission Expires: 7-7-14