THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30985-01-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $ 2,760,000.00 Affiant Subscribed and sworn to before me this 29th day of January, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Michael B. Sontag, Trustee P. O. Box 340020 Nashville, TN 37203-0020	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel Nos.: 144 060 01000 and 144 060 03900

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, **Hugh C. Tanner and wife, Ellen M. Tanner**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael D. Sontag, Trustee, pursuant to a trust dated November 19, 2012,his 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**, ("Grantee") all of our right, title and interest in and to the property described on Exhibit "A" hereto.

This is improved property located at 4400 Chickering Lane, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 29th day of January, 2013.

Hugh C. Tanner

Ellen M. Tanner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hugh C. Tanner and Ellen M. Tanner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of January, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130008542 DEEDWARR
Recvd: 01/31/13 11:29 2 pgs
Fees:13.00 Taxes:10212.00

20130131-0010124

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Miller Subdivision, as of record in Plat Book 7900, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hugh C. Tanner and wife, Ellen M. Tanner, by deed dated July 10, 2002, from Richard M. Miller and wife, Betty Ruth Randolph Miller, of record in Instrument No. 20020716-0085701, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Miller Subdivision, as of record in Plat Book 7900, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hugh C. Tanner and wife, Ellen M. Tanner, by deed dated November 2, 2012, from Richard M. Miller and wife, Betty Ruth Randolph Miller, of record in Instrument No. 20121109-0103664, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all of Miller Circle as shown on the Plan of Miller Subdivision as of record in Plat Book 7900, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, which was abandoned by the City of Belle Meade in Ordinance No. 2012-6.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 7900, page 34, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5818, page 881, and Book 5832, page 955, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 2749, page 371, supplemented in Book 3096, page 205, Register's Office for Davidson County, Tennessee.
5. Easements retained by the City of Belle Meade in Ordinance No. 2012-6.