THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122760** Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $2,715,000.00. Affiant Subscribed and sworn to before me, ~~this~~28th day of December, 2012. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: William T. Chapman, IV Trustee 409 Ellendale Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11611000100

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, **The Marchetti Company, Inc., a Tennessee corporation** ("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 December 17, 2012, 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 Lot No. 15 of Block "B" on the Plan of Honeywood Subdivision of The Malone Estates, not of record, and described according to a Mortgage Loan Inspection made by John B. Kohl, III, dated December 16, 1982, as follows:

Said property fronts 200 feet on the Westerly margin of Ellendale Avenue and extends back 237 feet on the Northerly line and 280 feet on the Southerly line to a line in the rear, measuring 204 feet thereon.

Being the same property conveyed to The Marchetti Company, Inc. by Warranty Deed from Leslie D. Coble and wife, Elizabeth P. Coble, recorded on the 28th day of September, 2005 in Instrument No. 20050928-0116491, 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.

City of Belle Meade taxes for the year 2013 and thereafter, for tax parcel identification number 11611000100 , not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1361, Page 233.

This is improved property located at 409 Ellendale Avenue Nashville TN 37205.

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.

BILL GARRETT, Davidson County
Trans:T20130008877 DEEDWARR
Recvd: 02/01/13 08:53 2 pgs
Fees:13.00 Taxes:10045.50
20130201-0010470

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 28th day of December, 2012.

The Marchetti Company, Inc.

By: Michael V. Marchetti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael V. Marchetti, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of The Marchetti Company, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2012

Notary Public

My Commission Expires: 07/08/13