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. 30982-01-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me this 1st day of February, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2015

WARRANTY DEED

Address New Owner: and 2 Michael Vaden, Trustee	Tax Bills to Michael Vaden, Trustee c/o Joe Galante 30 Bancroft Pl Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 117 100 02900

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 Ridley Wills, III, and wife, Elizabeth M. Wills**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL VADEN, TRUSTEE, pursuant to a Trust dated January 9, 2013, 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 on Exhibit A hereof.

This is unimproved property located at 2431 Bear Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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, Grantor has executed this instrument on the 1st day of February, 2013.

William Ridley Wills, III

Elizabeth M. Wills

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Ridley Wills, III and Elizabeth M. Wills**, 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 1st day of February, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2015

BILL GARRETT, Davidson County
Trans:T20130009786 DEEDWARR
Recvd: 02/05/13 10:18 2 pgs
Fees:13.00 Taxes:3330.00

20130205-0011806

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly portion of Lot No. 16 and all of Lot No. 17, Block 5, on the plan of Woodmont Estates, of record in Book 974, pge 29, Register's Office for said County.

Said part of Lot No. 16 and all of Lot No. 17 front together 217.3 feet on the southerly margin of Bear Road and extends back 288.7 feet on the easterly line and 270 feet, more or less, on the westerly line to a dead line in the rear, measuring 330 feet, more or less, thereon.

Being the same property conveyed to William Ridley Wills, III and wife, Elizabeth M. Wills, by deed dated June 25, 2007, from Kathleen L. Trettel, of record in Instrument No. 20070625-0075874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 974, page 29, Register's Office for Davidson County, Tennessee.