CORPORATE FORM

WARRANTY DEED

THIS INDENTURE, made and entered into this **4th** day of **February, 2013**, by and between **VLB Holdings, LLC**, a Tennessee Limited Liability Company, party of the first part, and **Dowd Development and Design,** a Tennessee limited liability company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville,** County of **Davidson**, State of **Tennessee**.

Land in Davidson County, Tennessee, being Lot 1 of the Amendment to W. W. Henry's Land Resubdivision of Lot No. 2 on the subdivision of Lot 5, as shown on a plat of record in Instrument No.. 20120904-0079612, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin (old) on the easterly right-of-way margin of Vaulx Lane (a 50-foot wide right-of-way), the southwesterly property corner of this tract and at or near the northwesterly property corner of Brooke E. Bryant and G. Preston Bryant of record in Deed Book 10277, page 983, Register's Office, Davidson County, Tennessee and proceeding as follows: thence, with the easterly right-of-way margin of Vaulx Lane, North 30 degrees, 02 minutes,, 47 seconds West, a distance of 97.13 feet to a concrete monument (old), the southerly end of the southeasterly return curve for Vaulx Lane and Hillview Heights (a 50-foot- wide right-of-way); thence northeastwardly a distance of 45.37 feet along the curve concave to the southeast, having a radius of 25.00 feet and a central angle of 103 degrees, 59 minutes, 26 seconds and being subtended by a chord which bears North 21 degrees 57 minutes 31 seconds East, a distance of 39.40 feet to an iron pin (old), the easterly end of said southeasterly return curve; thence, with the southerly right-of-way margin of Hillview Heights, North 73 degrees, 45 minutes 58 seconds East, a distance of 76.78 feet to an iron pin (old), the northeasterly property corner of this tract and at or near the northwesterly property corner of Edward and wife, Roberta Taylor of record in Deed Book 4243, page 224, Register's Office, Davidson County, Tennessee; thence, leaving said Hillview Heights right-of-way margin and along or near the westerly property line of said Taylor, South 16 degrees, 08 minutes, 57 seconds East,, a distance of 106.29 feet to an iron pin (old), the southeasterly property corner of this tract and at or near the northeasterly property corner of said Bryant property, thence, with the southerly property line of this tract and along or near the northerly property line of said Bryant, South 60 degrees, 02 minutes, 38 seconds West, a distance of 80.08 feet to the point of beginning and containing 10,714 square feet of 0.25 acres, more or less.

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record in Instrument No. 20120906-0080636 in said Register's Office.

Parcel #: 105-13-0-419

BILL GARRETT, Davidson County
Trans:T20130011030 DEEDWARR
Recvd: 02/08/13 12:34 4 pgs
Fees:23.00 Taxes:999.00
20130208-0013323

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

VLB Holdings, LLC

Michael M. Wardlow, Assistant Secretary

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael M. Wardlow** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Assistant Secretary** (or other officer authorized to execute the instrument) of **VLB Holdings, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal at office this **4th** day of **February, 2013.**

Notary Public

My commission expires: JACLYN C. MONTORIA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 11-16-13

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Property address:

921 Hillview Heights

Nashville, TN 37204

Owner's name:

Dowd Development and Design

921 Hillview Heights

Nashville, TN 37204

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Dowd Development and Design

2914 Felicia Street

Nashville, TN 37209

This instrument prepared by:

Southern Trust Title Company

6465 Quail Hollow, Suite #401

Memphis, TN 38120

File No.: ST012913

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$270,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **4th** day of **February, 2013**.

Notary Public

My Commission Expires:

JAZLYN C. MONTORIA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

My Comm. Exp. 11-16-13

(FOR RECORDING DATA ONLY)