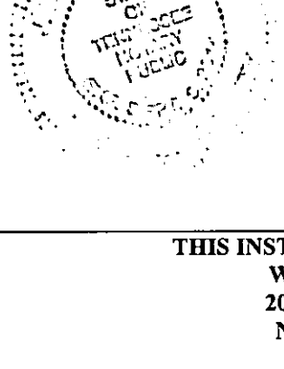
Warranty Deed

	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 21st day of February, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew D. Engesath	New Owner	131-07-0-078.00
2400 Crestmoor Rd.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUBREY B. HARWELL, JR., TRUSTEE OF THE LAND TRUST AGREEMENT DATED OCTOBER 26, 1998 TRUST, AS AMENDED AND RESTATED ON DECEMBER 26, 2012**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW D. ENGESATH, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 and part of Lot No. 16 on the Map of Lone Oak Heights of record in Plat Book 1424, Page 2, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, May 30, 1949, as follows:

Beginning at a concrete monument in the southwesterly margin of Lone Oak Road, formerly Glendale Lane, the common corner of Lots 14 and 15; thence with the margin of said Lone Oak Road; southeasterly , along a slight curve, passing the corner of lots 15 and 16 at 130 feet, a total distance of 182 feet to an iron pin in the margin of said road; thence southwesterly 253.83 feet to an iron pin; thence, northwesterly, passing an inner corner of said lots at 108.7 feet, a total distance of 238.4 feet to an iron pin at the corners of Lots 13 and 14 and 15; thence with the line between Lots 14 and 15, northeasterly 129.7 feet to the beginning.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Quitclaim Deed from Aubrey B. Harwell, Jr. of record in Instrument No. 20130214-0015094, Register's Office for Davidson County, Tennessee, dated February 12, 2003 and recorded on February 14, 2013.

Being the same property conveyed to Aubrey Biggs Harwell, Jr. by Quitclaim Deed from Beverly Ann Hulen Harwell of record in Book 7640, page 511, Register's Office for Davidson County, Tennessee, dated August 31, 1988 and recorded on August 31, 1988.

BILL GARRETT, Davidson County
Trans:T20130015675 DEEDWARR
Recvd: 02/25/13 16:03 2 pgs
Fees:13.00 Taxes:1295.00
20130225-0018821

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Deed from David L. Durham, unmarried of record in Book 6719, page 731, Register's Office for Davidson County, Tennessee, dated November 18, 1985 and recorded on November 27, 1985.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4411 Lone Oak Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2013.

LAND TRUST AGREEMENT DATED OCTOBER 26, 1998 TRUST, AS AMENDED AND RESTATED ON DECEMBER 26, 2012

Aubrey B. Harwell, Jr. Trustee
by Stephen C. Sexton, as Agent and AIF
Aubrey B. Harwell, Jr., Trustee, by
Stephen C. Sexton, as Agent and Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2012, before me personally appeared Stephen C. Sexton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as the Agent and Attorney-in-Fact for Aubrey B. Harwell, Jr., in his capacity as Trustee of the Land Trust Agreement dated October 26, 1998 Trust, as Amended and Restated on December 26, 2012, as authorized by the trust document to execute this instrument in its behalf as Agent and Attorney-in-Fact for Aubrey B. Harwell, Jr., as Trustee.

Witness my hand and seal this 21st day of February, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014