BILL GARRETT, Davidson County
Trans:T20130017303 DEEDWARR
Recvd: 03/01/13 14:35 3 pgs
Fees:18.00 Taxes:26640.00

20130301-0020968

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,200,000.00

AFFIANT

Subscribed and sworn to before me, this 1st day of March, 2013.

Notary Public

My Commission Expires: 07/03/16

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
William T. Chapman, IV, Trustee 540 Jackson Boulevard Nashville, Tennessee 37205	SAME	Map 130-03-0 Parcel 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Million Two Hundred Thousand Dollars and no/100 Dollars ($7,200,000.00), paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael D. Yinger and W. Lee Corbett, Trustees of the 2002 BMJ Rechter Insurance Trust,** created under agreement dated July 30, 2002, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **William T. Chapman, IV, Trustee**, pursuant to a land trust agreement dated January 31, 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, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 1 on the Plan of Jackson Estates of record in Plat Book 6900, page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to the 2002 BMJ Rechter Insurance Trust, created under agreement dated July 30, 2002 by Special Warranty Deed from Benjamin R. Rechter and Joan K. Rechter, husband and wife, of record as

Instrument No. 20121204-0111254, Register's Office for Davidson County, Tennessee.

(hereinafter called the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. General or special taxes and assessments for the year 2013, a lien not yet due and payable, and for subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 6800, Page 107 and 108, Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Protective Covenants, Conditions and Restrictions for Jackson Estates of record in Book 7047, Page 782, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Subject to a general permit to Southern Bell Telephone and Telegraph Company of record in Book 1221, Page 378, as amended in Book 4603, Page 385, Register's Office for Davidson County, Tennessee.

5. Subject to underground utility easements to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Book 7950, page 643, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 540 Jackson Boulevard, Nashville, Davidson County, Tennessee.

[Remainder of page left blank intentionally. Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 1st day of March, 2013.

Trustee

Michael D. Yinger, Trustee of the **2002 BMJ Rechter Insurance Trust,** created under agreement dated July 30, 2002

W. Lee Corbett, Trustee of the **2002 BMJ Rechter Insurance Trust,** created under agreement dated July 30, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Michael D. Yinger**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee of the **2002 BMJ Rechter Insurance Trust,** created under agreement dated July 30, 2002, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND, at office, this 1st day of March, 2013.

LISSA W. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **W. Lee Corbett**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee of the **2002 BMJ Rechter Insurance Trust,** created under agreement dated July 30, 2002, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND, at office, this 1st day of March, 2013.

LISSA W. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: