THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13020038

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2013.

Notary Public
My Commission Expires: 5/18/13

DANIELLE MARIE CRANE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130019235 DEEDWARR
Recvd: 03/08/13 13:57 2 pgs
Fees:13.00 Taxes:1942.50
20130308-0023445

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Land Development Com., Inc., 6238 Hillsboro Pike Nashville TN 37215	New Owner 198 Old Hickory Blvd Brentwood TN 37027	Tax Parcel ID No. 158-02-0 011.00

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 F. Majors and wife, Maxine E. Majors** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Land Development Com., Inc.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture 11 acre tract, and described according to a survey made by Cantrell, Connell & Morrison, Engineers in July, 1956, as follows:

Beginning at a point in the Easterly margin of Hillsboro Pike at the Southwest corner of the original 11 acre tract; thence leaving said Pike and along Kelly's Northerly boundary line South 86 degrees East 500 feet to a point, the Southwest corner of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, Page 431, thence along Milam's Westerly line Northeasterly 196 feet to a point; thence North 86 degrees West 500 feet to a point in the Easterly margin of the Hillsboro Pike; thence with the margin of the same South 28 degrees West 196 feet to the point of beginning.

Being the same property conveyed to William F. Majors and wife, Maxine E. Majors by Warranty Deed from Kenneth M. Draper and wife, Maria P. Draper, recorded on the 20th day of October, 2003 in Instrument No. 20031020-0154952, 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.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 8149, Page 925.

This is improved property located at 6238 Hillsboro Pike Nashville, TN 37215.

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.

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 15th day of February, 2013.

William F. Majors by WC, Attorney in Fact

William F. Majors,
by Will Chapman, attorney in fact

Maxine E. Majors by WC, Attorney in Fact

Maxine E. Majors,
by Will Chapman, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, 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 Attorney-in-fact for William F. Majors and Maxine E. Majors, of the maker or a constituent of the maker and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 14th day of February, 2013

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014