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. 31042-02-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,182,098.00. Affiant Subscribed and sworn to before me this 20th 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, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Land Development.com, Inc. 798 Old Hickory Blvd Brentwood TN 37027 Attn: Barbara Abraitch	SAME	Map and Parcel No.: 116 080 16800

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, **Margery D. Bell,** as to a 50% interest**, and Richard E. Cohen, Trustee of the Bell Family Trust**, as to a 50% interest ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Land Development.com, Inc., a Tennessee corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3721 Woodmont Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors 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, Grantors have executed this instrument on the 20th day of February, 2013.

Margery D. Bell

Richard E. Cohen, Trustee of the Bell Family Trust

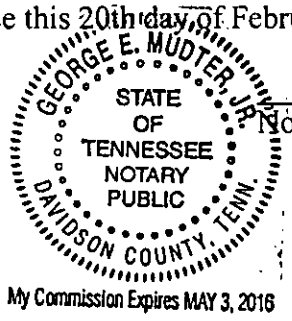
BILL GARRETT, Davidson County
Trans:T20130019235 DEEDWARR
Recvd: 03/08/13 14:00 3 pgs
Fees:18.00 Taxes:4373.76

20130308-0023448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Margery D. Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of February, 2013.



Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard E. Cohen, Trustee of the Bell Family Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of February, 2013.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Re-Subdivision of a Part of a Lot Marked A. E. Potter on Billington's Subdivision of Part of Lot 2, Henry Compton's Lands, of record in Book 547, page 47, Register's Office for Davidson County, Tennessee, of record in Book 4885, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with a permanent 20-foot easement through Lot No. 1 for the purpose of maintaining a sewer line from Lot No. 2 to Estes Avenue, as shown on said subdivision plan. This right is expressly reserved unto the grantor, its successors and assigns (with respect to Lot No. 1) at its (or their) expense, to relocate the said easement, together with any sewer line therein, in a southern direction within the Lot No. 1, keeping the extreme easterly point of the center line of said easement at its present position on the common line of Lots 1 and 2, 292.7 feet from the present southerly margin of Woodmont Boulevard.

Being the same property conveyed to Robert L. Bell and wife, Margery D. Bell, by installment deed dated April 2, 1975, from Gerald B. Sterling, of record in Book 4900, page 873, Register's Office for Davidson County, Tennessee. Robert L. Bell and wife, Margery D. Bell, conveyed subject property to Robert L. Bell and Margery D. Bell, as tenants in common, by quitclaim deed of record in Instrument No. 20100219-0012746, Register's Office for Davidson County, Tennessee.

Robert L. Bell died on December 18, 2007. Under the terms of his will, of record in Docket No. 08P260, Davidson County Probate Court Clerk's Office, his executor was directed to divide Testator's interest in subject property into two shares, and pursuant thereto, Richard E. Cohen, Executor of the Estate of Robert L. Bell, conveyed Testator's one-half interest to Richard E. Cohen, Trustee of the Bell Family Trust, as to an undivided 37.04% interest, and to Richard E. Cohen, Trustee of the Bell Tennessee Marital Trust, as to a 12.96% interest, by Executor's Quitclaim Deed of record in Instrument No. 20100311-0018705, Register's Office for Davidson County, Tennessee. See also Deed of Correction correcting the legal description of subject property, of record in Instrument No. 20100519-0038679, and quitclaim deed from Richard E. Cohen, Trustee of the Bell Tennessee Marital Trust, as to a 12.96% interest, to Richard E. Cohen, Trustee of the Bell Family Trust, of record in Instrument No. 20130308-0023447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantee.
2. All matters appearing on the Plans of record as Book 547, page 47, and Book 4885, page 19, Register's Office for Davidson County, Tennessee.