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: $350,000.00. 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 5, 2015

WARRANTY DEED

Address New Owner: Land Development.com, Inc. 798 Old Hickory Blvd Brentwood TN 37027	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 116 080 18500

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,** unmarried ("Grantor"), has this day bargained and sold, and does 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 unimproved property located at 3731 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 Grantor covenants that she is lawfully seised and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her 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, Grantor has executed this instrument on the 20th day of February, 2013.

Margery D. Bell

BILL GARRETT, Davidson County
Trans:T20130019235 DEEDWARR
Recvd: 03/08/13 14:01 3 pgs
Fees:18.00 Taxes:1295.00

20130308-0023449

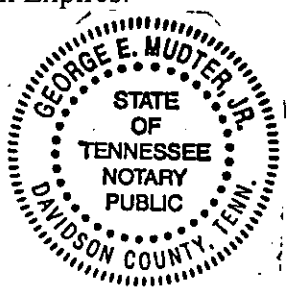
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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:



My Commission Expires MAY 3, 2016

EXHIBIT "A"

Being Lot No. 1 on Gerald B. Sterlings subdivision (75-37-U) according to survey by James M. Hamilton, Jr., Consulting Engineer, dated February 20, 1975, of record in Book 4885, page 19, Register's Office for Davidson County, the said Lot No. 1 (erroneously referred to as Lot No. 2 in the previous deed of record) being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of a re-subdivision of a part of a lot marked A. E. Potter on Billington's Subdivision of part of Lot No. 2, Henry Compton's Lands, of record in Book 4885, page 19, Register's Office for Davidson County, described as follows:

Beginning at a point in the southerly margin of Woodmont Boulevard, being the common front corners of Lots 1 and 2; thence along said margin of said Boulevard, North 86 degrees 39 minutes 24 seconds, 175.0 feet to a point in the easterly margin of Estes Avenue; thence with said margin of said Avenue, South 2 degrees 57 minutes 29 seconds West 315.72 feet to a monument; thence leaving said Avenue, and with the northerly line of the Cranford Lands, South 80 degrees 09 minutes East 176.27 feet to a monument, the common rear corner of Lots 1 and 2; thence with the westerly line of Lot No. 2, North 2 degrees 57 minutes 29 seconds East 335.70 feet to the point of beginning.

Being the same property conveyed to Robert L. Bell and wife, Margery D. Bell, by installment deed dated December 31, 1975, from Gerald B. Sterling and wife, Mary O. Sterling, of record in Book 4984, page 784, Register's Office for Davidson County, Tennessee. Robert L. Bell died on December 18, 2007.

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 Plan of record as Book 4885, page 19, Register's Office for Davidson County, Tennessee.
3. Easement for sewer for benefit of Lot 2 retained, in deed of record in Book 4900, page 873, Register's Office for Davidson County, Tennessee.
4. Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20000224-0018061, Register's Office for Davidson County, Tennessee.