File Box 9-B

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $7,757,000.00. Affiant Subscribed and sworn to before me this 22nd day of March, 2013. Notary Public My Commission Expires:
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. 31065-03-2013** File Box # 9B	

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert C. Taylor, Trustee 900 Division Street Nashville, TN 37203	New Owner	Tract I: 130 160 05700 Tract II: 130 160 06900 (Lot 4) 130 160 07000 (Lot 5) 130 160 07100 (Lot 6)

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, **JAMIE R. STREAM**, an unmarried woman (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROBERT C. TAYLOR, TRUSTEE, pursuant to a Trust dated March 19th, 2013, his 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 referred to as the "Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5401 Hillsboro Pike, Nashville, Tennessee, 37215, and unimproved property known as 21 Hillcrest Heights Drive (Lot 4), 31 Hillcrest Heights Drive (Lot 5) and 5415 Hillsboro Pike (Lot 6), Nashville, Tennessee, 37215.

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

BILL GARRETT, Davidson County
Trans:T20130023984 DEEDWARR
Recvd: 03/25/13 10:29 4 pgs
Fees:23.00 Taxes:28700.90
20130325-0029020

And Grantor covenants that she 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 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, his 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 22nd day of March, 2013.

Jamie R. Stream

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jamie R. Stream**, 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 22nd day of March, 2013.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

TRACT I:

Being a tract of land in the city of Forest Hills of Davidson County, Tennessee, being bounded on the east by Hillsboro Road and being more particularly described as follows:

Beginning at a point in the westerly margin of Hillsboro Pike, said point being southwestwardly 225.0 feet from the common corner of the Paul Mountcastle and Sidney C. Reichman property;

Thence with said westerly margin along a curve to the left, having a radius of 2905 feet and a central angle of 9 degrees 42 minutes 43 seconds, a distance of 492.42 feet to a point;

Thence with a curve to the left having a radius of 125 feet and a central angle of 103 degrees 13 minutes 54 seconds, a distance of 225.22 feet to a point;

Thence, south 88 degrees 57 minutes west 215.92 feet to a point;

Thence, with a curve to the right having a radius of 175 feet and a central angle of 73 degrees 25 minutes, a distance of 224.24 feet to a point;

Thence, north 17 degrees 38 minutes west 50.0 feet to a point;

Thence, north 8 degrees 55 minutes east 111.80 feet to a point;

Thence, north 17 degrees 38 minutes west 135 feet to a point;

Thence, north 72 degrees 22 minutes east 284.10 feet to a point;

Thence, south 68 degrees 05 minutes east 456.07 feet to the point of beginning, containing 6.2 acres, more or less.

Being the same property conveyed to Harold H. Stream, III and wife, Jamie R. Stream, by deed dated February 4, 1992, from Catherine Mountcastle, Lee Mountcastle and Maclin P. Davis, Jr., Co-Trustees under the Paul Mountcastle Trust for the benefit of Mitchell Lee Mountcastle, as to a one-third undivided interest, of record in Book 8542, page 822, Register's Office for Davidson County, Tennessee, by deed dated February 4, 1992, from Catherine Mountcastle, Lee Mountcastle and Maclin P. Davis, Jr., Co-Trustees under the Paul Mountcastle Trust for the benefit of Catherine Mountcastle, as to a one-third undivided interest, of record in Book 8542, page 827, Register's Office for Davidson County, Tennessee, and by deed dated February 4, 1992, from Catherine Mountcastle, Lee Mountcastle and Maclin P. Davis, Jr., Co-Trustees under the Paul Mountcastle Trust for the benefit of Lee Mountcastle, as to a one-third undivided interest, of record in Book 8542, page 832, Register's Office for Davidson County, Tennessee. By quitclaim deed of record as Instrument No. 20130313-0024885, Register's Office for Davidson County, Tennessee, Harold H. Stream, III, conveyed his interest in subject property to Jamie H. Stream. Jamie H. Stream and Jamie R. Stream are one and the same person.

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 4, 5 and 6 of the Revised Final Plat of Hillcrest Heights, of record in Plat Book 7900, page 449, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Harold H. Stream, III, Trustee with full power to transfer, sell, convey, mortgage without joinder of any beneficiary, by deed dated November 30, 1995, from Hillcrest Heights Development, Corp., a Tennessee corporation, of record in Book 9874, page 794, Register's Office for Davidson County, Tennessee. Being further conveyed to Jamie R. Stream by Quitclaim Deed dated March 21, 2013, from Harold H. Stream, III, Trustee with full power to transfer, sell, convey, mortgage without the joinder of any beneficiary, of record as Instrument No. 20130325-0029019, 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. Declaration of Covenants, Conditions and Restrictions for Hillcrest Heights of record in Book 9116, page 152, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons). (Lots 4 and 5 of Tract II)
3. By-Laws of Hillcrest Heights Homeowners Association, of record in Book 9116, page 182, Register's Office for Davidson County, Tennessee. (Lots 4 and 5 of Tract II)
4. Charter of Incorporation of Hillcrest Heights Homeowners Association of record in Book 8666, page 164, Register's Office for Davidson County, Tennessee. (Lots 4 and 5 of Tract II)
5. All matters appearing on the Plan of record as Book 7900, page 449, Register's Office for Davidson County, Tennessee. (Tract II)
6. Easement for to Electric Power Board of the City of Nashville of record in Book 2337, page 605, Register's Office for Davidson County, Tennessee. (Tract I and Lot 6 of Tract II)