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. 30987-01-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 29th day of March, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Michael D. Sontag, Trustee c/o 330 Franklin Road, #135A-133 Brentwood, TN 37027-3282	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 020 14001

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, **Mary Elizabeth Franklin, Trustee of the Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006, as Amended and Restated under Agreement dated June 27, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee** ("Grantee"), his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 515 Jackson Boulevard, Nashville, TN 37205.

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

BILL GARRETT, Davidson County
Trans:T20130025564 DEEDWARR
Recvd: 04/01/13 09:35 3 pgs
Fees:18.00 Taxes:9250.00
20130401-0031053

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of March, 2013.

Mary Elizabeth Franklin, Trustee

Mary Elizabeth Franklin, Trustee of the Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006, as Amended and Restated under Agreement dated June 27, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Elizabeth Franklin, Trustee of the Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006, as Amended and Restated under Agreement dated June 27, 2012**, 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 29th day of March, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Davis Estates, Section 1, of record in Plat Book 3600, pages 25 and 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven B. Franklin and wife, Mary Elizabeth Franklin, by deed dated November 5, 1990, from Joseph L. Mulherin, Jr. and wife, Patricia R. Mulherin, of record in Book 8231, page 955, Register's Office for Davidson County, Tennessee. Steven B. Franklin conveyed his interest in subject property to Mary Elizabeth Franklin by quitclaim deed of record in Instrument No. 20030623-0086209, Register's Office for Davidson County, Tennessee. Mary Elizabeth Franklin conveyed her interest in subject property to Mary Elizabeth Franklin, Trustee of the Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006, by deed of record in Instrument No. 20070222-0022552, Register's Office for Davidson County, Tennessee. Said trust was amended and restated in its entirety pursuant to the terms of the Mary Elizabeth Franklin Revocable Trust Agreement, as Amended and Restated under Agreement dated June 27, 2012.

This conveyance is made subject to:

1. State and City 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 3600, pages 25 and 26, Register's Office for Davidson County, Tennessee.