THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***1,295,000.00.

William M. Gavigan, IV
Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 28 day of March, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20130025947 DEEDWARR
Recvd: 04/01/13 13:55 2 pgs
Fees:13.00 Taxes:4791.50
20130401-0031570

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Dwight P. Wiles, Trustee 900 Division Street Nashville, Tennessee 37203	Dwight P. Wiles, Trustee 900 Division Street Nashville, Tennessee 37203	MAP 116-16-0 PARCELS 163.00 (4001 Estes) 063.00 (3929 Estes)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Ninety Five Thousand and 00/100 Dollars ($***1,295,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, William M. Gavigan, IV, unmarried, and Charlotte V. Gavigan, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Dwight P. Wiles, Trustee of Blue Sky Trust, (hereinafter called the "GRANTEE"), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Nos. 1 and 2 on the Plan of Wich Subdivision of record in Instrument Number 20020626-0076897, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to William M. Gavigan, IV and Charlotte V. Gavigan, husband and wife, by Warranty Deed dated Mary 18, 2010, from Jeffrey C. Foster and wife, Lizabeth D. Foster, of record in Instrument Number 20100519-0038721, Register's Office for Davidson County, Tennessee; the said William M. Gavigan, IV and Charlotte V. Gavigan having since divorced.

This is improved property known as 4001 Estes Road (Lot No. 1) and 3929 Estes Road (Lot No. 2), Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his successors and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of record in Book 2, page 58, Chancery Court for Davidson County, Tennessee, and matters, if any, shown on Plan of Wich Subdivision of record as Instrument No. 20020626-0076897 in the Register's Office for Davidson County, Tennessee.

3. Joint Driveway Agreement of record as Instrument No. 20020626-0076897 in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 28 day of March, 2013.

William M. Gavigan, IV

William M. Gavigan, IV

Charlotte V. Gavigan

Charlotte V. Gavigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Gavigan, IV and Charlotte V. Gavigan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of March, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY