THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030151**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2013. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner: William T. Chapman, IV Trustee 7934 River Road Pike Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 078-00-0 110.00

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, **Sherri Miceli-Hurley, Trustee, and her successors in Trust, of the Sherri Miceli-Hurley Revocable Living Trust dated 01/19/2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM T. CHAPMAN, IV, TRUSTEE,** pursuant to a Trust dated December 29, 2011, its 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, all of the right, title and interest in and to the property described on Exhibit A hereof ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Tract of land in the 23rd Councilmanic District, Metropolitan Nashville-Davidson County, Tennessee:, being shown as Parcel 11 on Tax Map 78 and being more particularly described as follows:

Beginning at an existing iron pin on the Westerly right-of-way line of River Road at the Northeast corner of the herein-described tract and the Southeast corner of Parcel 54 on Tax Map 78 owned by Janice Rena Palmore by Deed Book 5667, Page 388, R.O.D.C., Tennessee, said pin being 1/8 miles, more or less, North front Lakeview Road; thence,

BILL GARRETT, Davidson County
Trans:T20130028678 DEEDWARR
Recvd: 04/09/13 09:04 4 pgs
Fees:23.00 Taxes:4625.00
20130409-0034873

1. With the Westerly right-of-way line of River Road (radius 1838.68 feet) with a curve to the right Southerly a distance of 672.82 feet to an iron pin set and having a chord bearing and distance of South 21 degrees 38 minutes 21 seconds East, 669.073 feet; thence,

2. Continuing with said right-of-way, South 11 degrees 39 minutes 39 seconds East, 389.21 feet to an iron pin set; thence,

3. Continuing with said right-of-way with a curve to the left (radius 3554.78 feet) Southerly a distance of 389.66 feet to an existing iron pin at the Southeast corner of the herein described tract and the Northeast corner of Parcel 27 on Tax map 77 owned by River Hill Estates, LLC by Deed Book 9824, Page 844, R.O.D.C., Tennessee and having a chord bearing and distance of South 15 degrees 37 minutes 42 seconds East, 389.467 feet; thence,

4. With the North line of Parcel 27, South 68 degrees 25 minutes 10 seconds West, 1,152.94 feet to an existing iron pin; thence,

5. North 88 degrees 19 minutes 01 seconds West, 1,755.19 feet to an existing iron pin; thence,

6. Continuing With Parcel 27, North 11 degrees 44 minutes 48 seconds West, 707.44 feet to a 30-inch Black Oak in the Southerly line of Parcel 45 on tax map 77 owned by Hans J. Vorbusch, et ux, by Book 10967, Page 727, R.O.D.C., Tennessee; thence,

7. With the Easterly line of Parcel 45, North 61 degrees 48 minutes 11 seconds East, 57.80 feet to a 30-inch Black Oak; thence,

8. Continuing with the Easterly lie of Parcel 45 and with an old irregular fence line, North 13 degrees 34 minutes 47 seconds East, 214.08 feet to an existing iron pin; thence,

9. North 27 degrees 30 minutes 22 seconds East, 154.34 feet to a 30-inch Oak, thence,

10. North 21 degrees 43 minutes 47 seconds East, 55.40 feet to a 24-inch Oak stump, thence,

11. North 14 degrees 08 minutes 43 seconds East, 155.71 feet to an existing iron pin; thence,

12. North 03 degrees 00 minutes 46 seconds West, 59.31 feet to a 30-inch Oak; thence,

13. North 12 degrees 44 minutes 29 seconds East, 303.05 feet to a 28-inch Oak; thence,

14. North 37 degrees 51 minutes 41 seconds East, 195.62 feet to an existing iron pin, common corner of Parcel 45 and Parcel 54 on Tax Map 77 owned by Konrad J. E. Vorbusch and Irene M. Vorbusch by Deed Book 5581, Page 233, R.O.D.C., Tennessee; thence,

15. With the Southerly line of Parcel 54, North 77 degrees 07 minutes 11 seconds East, 239.19 feet to a 25-inch Hickory; thence,

16. North 82 degrees 05 minutes 52 seconds East, 109.82 feet to a 40-inch Oak; thence,

17. North 69 degrees 13 minutes 43 seconds East, 28.34 feet to an existing iron pin; thence,

18. North 54 degrees 58 minutes 16 seconds East, 78.28 feet to a 22-inch Oak; thence,

19. North 79 degrees 20 minutes 59 seconds East, 28.23 feet to a 20-inch Hickory; thence,

20. South 84 degrees 21 minutes 34 seconds East, 101.39 feet to an existing iron pin, common corner of Parcel 54 and Parcel 1 on Tax Map 78 owned by TM Limited Partnership by Deed Book 9893, Page 187, R.O.D.C., Tennessee; thence,

21. With the Southerly line of Parcel 1, South 87 degrees 03 minutes 01 seconds East, 34.09 feet to an existing iron pin; thence,

22. Continuing with the Southerly line of Parcel 1 and Parcel 54, South 84 degrees 40 minutes 01 seconds East, 1,536.85 feet to the point of beginning and containing 4,725,006 square feet or 108.471 acres.

Being the same property conveyed by Quitclaim Deed from Sherri Miceli-Hurley, being one and the same person as Sheri M. Hurley to Sherri Miceli-Hurley, Trustee, and her successors in trust, of the Sherri Miceli-Hurley Revocable Living Trust dated 01/19/2007 as recorded on the 21st day of May, 2007 in Instrument No. 20070521-0060108; Quitclaim Deed from Gregory V. Hurley to Sheri M. Hurley as recorded on the 12th day of February, 2002 in Instrument No. 20020212-0018756 and Warranty Deed from Ken Hilton and wife, Sheri Hilton to Greg Hurley and wife Sheri Hurley as recorded on the 2nd day of March, 2000 in Instrument No. 200003020020782, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 9824, Page 844.

Easement for Waterline, recorded in Book 5566, Page 95.

This is improved property located at 7934 River Road Pike Nashville TN 37209.

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of April, 2013.

Sherri Miceli-Hurley, Trustee

Sherri Miceli-Hurley, Trustee and her successors in Trust, of the Sherri Miceli-Hurley Revocable Living Trust dated 01/19/2007

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherri Miceli-Hurley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Sherri Miceli-Hurley Revocable Living Trust dated 01/19/2007, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of April, 2013.

Richard J Tarulis
Notary Public

My Commission Expires: 3/17/16

"OFFICIAL SEAL"
RICHARD J. TARULIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/17/2016