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. 31084** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00. Affiant Subscribed and sworn to before me this 12th day April, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Bless Her Heart, LLC c/o Packard Dierking WaterStreet 2595 Canyon Boulevard, Suite 200 Boulder, CO 80302	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 140 13000

BILL GARRETT, Davidson County
Trans:T20130030545 DEEDWARR
Recvd: 04/15/13 11:16 3 pgs
Fees:18.00 Taxes:6937.50

20130415-0037019

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, **Betsy R. Ozier and Cumberland Trust and Investment Company, Trustees of the Mac Elder Ozier Marital Trust**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bless Her Heart, LLC, a Colorado limited liability company,** ("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 improved property located at 407 Jackson Boulevard, Nashville, TN 37205.

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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors 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.

The co-trustees execute this instrument solely in their fiduciary capacity and not individually, and in the course of the administration of a trust, and the representations and warranties herein made by them are limited to those representations and warranties they can and should make in their fiduciary capacity and not further nor otherwise, meaning that the extent of their liability is limited by the amount of the corpus of the estate of which they are the fiduciaries and which is conveying the foregoing property

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, Grantors have executed this instrument on the 12th day of April, 2013.

Betsy R. Ozier, Trustee

Betsy R. Ozier, Trustee of the Mac Elder
Ozier Marital Trust

Cumberland Trust and Investment Company,
Trustee of the Mac Elder Ozier Marital Trust

By: C. Bradshaw, V.P. & Trust Officer
Caroline Bradshaw, Vice President
and Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betsy R. Ozier, Trustee of the Mac Elder Ozier Marital Trust, 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 12th day of April, 2013.

Notary Public for the State of Tennessee

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Caroline Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President and Trust Officer of Cumberland Trust and Investment Company, Trustee of the Mac Elder Ozier Marital Trust, and that she, as such Vice President and Trust Officer of Cumberland Trust and Investment Company, executed the foregoing instrument for the purposes therein contained, by signing the name of Cumberland Trust and Investment Company, as Trustee of the Mac Elder Ozier Marital Trust, by herself as such Vice President and Trust Officer.

Witness my hand at office this 12th day of April, 2013.

Notary Public for the State of Tennessee

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hales Subdivision, of record in Plat Book 2900, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mac E. Ozier by deed dated January 4, 2002, from Mark H. Harrison, unmarried, of record in Instrument No. 20020107-0002264, Register's Office for Davidson County, Tennessee. Mac E. Ozier died on November 9, 2007. Pursuant to the terms of his will, of record in Docket No. 07P1808, Davidson County Probate Courty Clerk's Office, the testator directed that all real property which he owned at the time of his death be administered as part of his probate estate and authorized his executor to sell or convey all or any portions of such real property without the joinder of any beneficiary. The will named "Betsy R. Ozier, and a bank or trust company to be chosen by her" as Co-Executors. Letters Testamentary were issued to Betsy R. Ozier and Cumberland Trust & Investment Co. By Executor's Special Warranty Deed dated October 3, 2008, and recorded in Instrument No. 20081015-0103730, said Register's Office, Betsy R. Ozier and Cumberland Trust & Investment Company, as Executors, conveyed subject property to Betsy R. Ozier and Cumberland Trust & Investment Company, as Trustees of the Mac Elder Ozier Marital Trust under the will of Mac Elder Ozier. Cumberland Trust & Investment Company, Cumberland Trust & Investment Co. and Cumberland Trust and Investment Company are all one and the same entity.

This conveyance is made subject to:

1. City 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 2900, page 68, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 114, Register's Office for Davidson County, Tennessee.