File Box 9-B

THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 31084**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 12th day of April, 2013. Notary Public My Commission Expires:

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

QUITCLAIM 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: 116 140 13000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Betsy R. Ozier and Cumberland Trust and Investment Company, Trustees of the Mac Elder Ozier Marital Trust, ("Grantors"), do hereby quitclaim, transfer and convey unto Bless Her Heart, LLC, a Colorado limited liability company, its successors and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 407 Jackson Boulevard, Nashville, TN 37205.

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, Grantors have executed this instrument on this 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

BILL GARRETT, Davidson County
Trans:T20130030545 DEEDQC
Recvd: 04/15/13 11:17 3 pgs
Fees:17.00 Taxes:0.00

20130415-0037020

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

My Commission Expires:

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

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

My Commission Expires:

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

EXHIBIT "A"

Land in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 2 on the Plan of Hales Subdivision, recorded in Book 2900, page 68, Register's Office for said County, and more particularly described according to a survey dated March 21, 2013, by Patrick S. Coode, Tennessee RLS No. 855, 144 Spring Valley Road, Nashville, TN 37214, as follows:

Beginning in the southerly right of way of Jackson Boulevard, located 370.52 feet east of the easterly right of way of Belle Meade Boulevard, the common corner of Lots 1 and 2 shown on said subdivision;

Thence continuing with said Jackson Boulevard, along a curve to the right, having a radius of 2233.82 feet, a distance of 175.02 feet to an iron pipe;

Thence leaving said Jackson Boulevard S 33 degrees 41minutes 17 seconds W, 286.85 feet to an iron pipe;

Thence N 49 degrees 42 minutes 13 seconds W, 122.03 feet to an iron pipe;

Thence N 33 degrees 44 minutes 33 seconds E, 73.66 feet to an iron pin;

Thence N 19 degrees 20 minutes 08 seconds E, 215.97 feet to an iron pin and the point of beginning, and containing 0.92 acre, more or less.

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.