BILL GARRETT, Davidson County
Trans:T20130041530 DEEDWARR
Recvd: 05/17/13 15:25 3 pgs
Fees:18.00 Taxes:4995.00

20130517-0050245

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Blair Smith Affiant Subscribed and sworn to before me, this 16th day of May, 2013. Notary Public My Commission Expires: GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
DJT Investment Company, a Tennessee general partnership 109 Bancroft Ct. Nashville, TN 37215	SAME	144 00 0 096.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEX B. FRUIN, TRUSTEE OF THE ALEX B. FRUIN INHERITANCE TRUST, as to an undivided one-half tenant in common interest and CANDACE F. STEFANSIC, TRUSTEE OF THE CANDANCE F. STEFANSIC INHERITANCE TRUST, as to an undivided one-half interest, equally as tenants in common**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DJT INVESTMENT COMPANY, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Final Plat of Bancroft, of record in Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan H. Fruin and wife, Carolyn C. Fruin by deed from Richard M. Small, of record in Book 11226, page 57, Register's Office for Davidson County, Tennessee. By Instrument recorded April 16, 2007, Alan C. Fruin, conveyed all right, title and interest in subject property to Carolyn C. Fruin, of record at Instrument No. 20070416-0044884, said Register's Office. By deed recorded April 20, 2007, Carolyn C. Fruin conveyed all interest in subject property to Carolyn C. Fruin, Trustee of the Carolyn C. Fruin Living Trust established by the Revocable Trust Agreement of Carolyn C. Fruin, dated April 11, 2007. Carolyn C. Fruin died on January 30, 2011 and upon her death Alan H. Fruin became the successor Trustee of the Carolyn C. Fruin Living Trust. Alan H. Fruin died on August 20, 2011, where upon Alex B. Fruin and Candace F. Stefansic became Successor Trustees of the Carolyn C. Fruin Living Trust. By deed recorded April 12, 2013, Alex B. Fruin and Candace F. Stefansic, Successor Trustees of the Carolyn C. Fruin Living Trust, established by the Revocable Trust Agreement of Carolyn C. Fruin, dated April 11, 2007, and Alex B. Fruin and Candace F. Stefansic, Successor Trustees of the Carolyn C. Fruin Bypass Trust and Alex B. Fruin and Candace F. Stefansic, Successor Trustees of the Carolyn C. Fruin Tennessee Bypass Trust conveyed to Alex B. Fruin, Trustee of the Alex B. Fruin Inheritance Trust, as to an undivided one-half tenant in common interest and Candace F. Stefansic, Trustee of the Candace F. Stefansic Inheritance Trust, as to an undivided one-half interest, equally as tenants in common, of record at Instrument No. 20130412-0036554, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Final Plat of Bancroft, of record in Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Bancroft, of record in Book 10319, page 1, as amended by First Amendment to Declaration of record in Book 10366, page 623, and as amended by Second Amendment to Declaration of record in Book 10564, page 570, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 7911, page 451, Register's Office for Davidson County, Tennessee.

This is improved property known as: **109 Bancroft Ct., Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of May, 2013.

Alex B. Fruin, Trustee

Candace F. Stefansic, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEX B. FRUIN, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May, 2013

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CANDACE F. STEFANSIC, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May, 2013

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015