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. 31178-05-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $27,000.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Largess, LLC 2934 Ashwood Road Columbia, TN 38401-6015	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 080 080 03300

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, **Robert C. Merritt, Jr. and Kemberly E. Merritt**, both unmarried, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Largess, LLC, a Tennessee 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 3235 Crowe Drive, Nashville, TN 37218.

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 heirs 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.

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

BILL GARRETT, Davidson County
Trans:T20130043151 DEEDWARR
Recvd: 05/23/13 10:06 3 pgs
Fees:18.00 Taxes:99.90
20130523-0052138

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of May, 2013.

Robert C. Merritt, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert C. Merritt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of May, 2013.

Notary Public

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17 day of May, 2013.

x Kimberley E. Merritt
Kimberly E. Merritt

STATE OF TEXAS
COUNTY OF x DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly E. Merritt, 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 17TH day of May, 2013.

x Charles E. Adams
Notary Public

My Commission Expires: x 3/26/16

CHARLES E. ADAMS
MY COMMISSION EXPIRES
March 26, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert C. Merritt, Jr. and wife, Kemberly E. Merritt, by deed dated October 30, 1997, from Michael D. Hall and wife, Victoria D. Hall, of record in Book 10667, page 375, Register's Office for Davidson County, Tennessee. The parties having since divorced.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantee herein.
2. Restrictive covenants contained in an instrument of record in Book 3465, page 403, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3300, page 91, Register's Office for Davidson County, Tennessee.