File Box 9B

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. 31227-05-2013** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $614,460.00. Affiant Subscribed and sworn to before me this 19th day of June, 2013. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Treg Warner 4407 Hunt Place Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 118 010 01700

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, **Alexander Turner Properties, L.P., a Tennessee limited partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Treg Warner** ("Grantee"), his heirs 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 2507 12th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20130052220 DEEDWARR
Recvd: 06/20/13 11:39 3 pgs
Fees:18.00 Taxes:2273.50
20130620-0063306

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 the 19th day of June, 2013.

Alexander Turner Properties, L.P.
a Tennessee limited partnership

BY: William Turner Enterprises, Inc.
a Tennessee corporation
as its General Partner

BY: _____
William P. Alderson
Secretary & Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William P. Alderson, the bargainor, 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 and who further acknowledged that he is the Secretary & Treasurer of William Turner Enterprises, Inc., a Tennessee corporation, 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 and official seal at office, this 19th day of June, 2013.

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

_____
Notary Public

My Commission Expires: 1/6/14

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 17 on the Map of Belmont Land Company's Subdivision, called "Belmont Heights," as of record in Book 421, page 34, Register's Office for said County.

Said part of lot fronts 50 feet on the westerly side of 12th Avenue, South, formerly Granny White Pike, and runs back 212.8 feet on the southerly line and 216.5 feet, more or less, on the northerly line to an alley, on which it measures 50 feet.

Being the same property conveyed to Alexander Turner Properties, LP, by deed dated July 15, 2011, from Ulysses Christopher Walls Revocable Living Trust dated July 15, 2011, of record in Instrument No. 20120618-0053327, Register's Office for Davidson County, Tennessee. Alexander Turner Properties, LP, and Alexander Turner Properties, L.P., are one and the same entity.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated among the parties and assumed by Grantee.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.