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. 31144-04-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Gregg F. Morton Affiant Subscribed and sworn to before me this 14th day of June, 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:	**Send Tax Bills To:**	**Tax Information:**
Kevin M. Kohrmann, Kathy L. Kohrmann 131 Page Road Nashville, TN 37205	Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Map and Parcel No.: 130 050 02200

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, **Gregg F. Morton and wife, Cathy T. Morton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin M. Kohrmann and Kathy L. Kohrmann** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, ~~more~~ particularly described on Exhibit "A" hereto. HUSBAND AND WIFE,

This is improved property located at 131 Page Road, Nashville, TN 37205

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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2013.

Gregg F. Morton

Gregg F. Morton

Cathy T. Morton

Cathy T. Morton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gregg F. Morton and Cathy T. Morton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2013.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans: T20130052755 DEEDWARR
Recvd: 06/21/13 12:44 2 pgs
Fees: 13.00 Taxes: 3330.00

20130621-0063908

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15, Block J, on the 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks I, J & L, of record in Book 1130, page 71, amended in Instrument No. 20061103-0136593, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregg F. Morton and wife, Cathy T. Morton, by deed dated October 24, 2007, from Tobitt Custom Homes & Remodeling, LLC, now known as Strong Tower, LLC, a Tennessee limited liability company, of record in Instrument No. 20071029-0127151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 1130, page 71, amended in Instrument No. 20061103-0136593, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6315, page 978, Register's Office for Davidson County, Tennessee.
4. Easement for telephone lines to Southern Bell Telephone & Telegraph Co. of record in Book 1065, page 6, Register's Office for Davidson County, Tennessee.