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. 31255-06-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $755,000.00. Affiant Subscribed and sworn to before me this 1st day of July, 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: Allen F. Damon, Trustee Delphine Sloan Damon, Trustee 2205 Pacific Avenue San Francisco, CA 94115	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 130 13400

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, **Jean R. Richardson, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen F. Damon and Delphine Sloan Damon, Trustees of the Kaimana Trust under agreement dated April 6, 2011** ("Grantees"), their 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 5101 Boxcroft Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantor covenants that she 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 herself, her heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of July, 2013.

Jean R. Richardson by Jean Richardson Cheek
Jean R. Richardson
By Jean Richardson Cheek, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jean Richardson Cheek**, 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, and who further acknowledged that she is the Attorney-In-Fact for the said **Jean R. Richardson** and is authorized by the said **Jean R. Richardson** to execute this instrument on her behalf.

Witness my hand at office this 1st day of July, 2013.

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

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130056202 DEEDWARR
Recvd: 07/02/13 11:24 2 pgs
Fees:13.00 Taxes:2793.50
20130702-0068228

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Boxcroft, of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jean R. Richardson by deed dated September 3, 1980, from J. Reginald Dunlap and wife, Kathryn S. Dunlap, of record in Book 5646, page 908, Register's Office for Davidson County, Tennessee. (Jean R. Richardson was also known as Jean Reich Williams. By Order of the Seventh Circuit Court of Davidson County, Tennessee, of record in Instrument No. 20091028-0099577, said Register's Office, the name of Jean Reich Williams was changed to Jean R. Richardson.)

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties, and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, and corrected in Book 5430, page 263, 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. By-Laws of Boxcroft Owners Association, of record in Book 5365, page 7, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.