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. 31177-05-2013** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2013. Notary Public My Commission Expires: 4-23-14

TAMMY MORRIS STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Gilco-Woodwell Properties LLC 4420 Curtiswood Circle Nashville, TN 37204-4312	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 080 18000

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, **Sheryl Susan Lakoff**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gilco-Woodwell Properties 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 3710 Wimbledon Road, Nashville, TN 37215.

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 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 Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20130058350 DEEDWARR
Recvd: 07/09/13 13:04 3 pgs
Fees:18.00 Taxes:1480.00
20130709-0070916

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 28th day of June, 2013.

Sheryl Susan Lakoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sheryl Susan Lakoff**, 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 28th 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: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 32, 33, 34 and 35 of Block "A" on the unrecorded plan showing the subdivision of revision of Block "A" on the Life and Casualty Insurance Company's Woodmont Boulevard tract, and described according to survey made by Z. J. Wilkinson, March 1, 1941, as follows:

Beginning at a point in the northerly margin of Wimbledon Road, the common corner of Lots Nos. 31 and 32; thence with the line between said lots northerly 280 feet to a point; thence westerly 106.1 feet to a point in the westerly margin of said subdivision, the northwest corner of Lot No. 35; thence southerly 280 feet to the north margin of Wimbledon Road at the West terminus of the same; thence with the northerly margin of said road easterly 104 feet to the point of beginning.

Being the same property conveyed to Lincoln E. Lakoff, Andrew Scott Lakoff and Karen Louise Lakoff, by deed dated September 9, 1981, from S. E. Stafford, Jr., Conservator of the Estate of Lola Stone Cockrill, of record in Book 5793, page 67, Register's Office for Davidson County, Tennessee. Karen Louise Lakoff conveyed her interest in said property to Lincoln E. Lakoff and Andrew S. Lakoff by quitclaim deed of record in Book 6601, page 361, said Register's Office. Andrew Scott Lakoff conveyed his interest in subject property to Lincoln E. Lakoff by quitclaim deed of record in Book 7648, page 542, said Register's Office. Lincoln Eugene Lakoff conveyed his interest in subject property to Sheryl Susan Lakoff by quitclaim deed recorded in Instrument No. 20050923-0114653, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2013 and subsequent years, which have been prorated among the parties and assumed by Grantee.