(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130070549 DEEDWARR
Recvd: 08/15/13 14:57 4 pgs
Fees:23.00 Taxes:5920.00
20130815-0086053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,600,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TIMOTHY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11/7/2015

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK WILLIAM METCALFE JAN M. METCALFE 272 GILLETTE DRIVE FRANKLIN, TN 37069	SAME	BEING PART OF: 132-15002801

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HORRELL PROPERTIES, INC . CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MARK WILLIAM METCALFE AND WIFE, JAN M. METCALFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Legal Description attached hereto as Exhibit "A".

This conveyance is subject to all matters shown on Exhibit "B" (attached).

This is improved property known as 4285 Sidco Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever; and we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind our self, our successors and assigns to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof the undersigned corporation has caused this instrument to be executed by its authorized officer on this 12 day of Aug, 2013.

HORRELL PROPERTIES, INC.
Grantor

By: Steve Horrell
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared Steve Horrell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Horrell Properties, Inc., the within named bargainor, Tennessee Corporation, and he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Steve Horrell as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 12 day of Aug 2013.

MY COMMISSION EXPIRES: 6-21-16

Jill Connors
NOTARY PUBLIC

JILL CONNORS
PRINTED NAME OF NOTARY

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County Tennessee being Lot No. 2 as shown on the resubdivision of Lot 1 South Plaza II of record in Instrument number 20130812-0084046, Register's Office for Davidson County, Tennessee. Said Plat supersedes and voids the Plat of record in Plat Book 5800 Page 96, said register's office.

Being the same property conveyed to Horrell Properties, Inc., by deed from Realty Income Corporation dated 5/28/2002 and filed for record on 6/10/2002 in Instrument No. 200206100070369, said Register's Office.

EXHIBIT "B"

This conveyance is subject to the following matters:

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for the following Map-Parcel: 132-15002801

2. Matters shown on the Plat of record in Instrument No. 20130812-0084046, Register's Office for Davidson County, Tennessee.

3. All matters shown on the ALTA survey (not of record) dated 8-12-2013,identified as file # 25023 (Volunteer Land Surveying Services) and prepared by Phillip E. Holmes Jr, a Tennessee Licensed Surveyor, License No. 1728.

4. Multipurpose Easements of record in Instrument No. 20130611-0059294, Register's Office for Davidson County, Tennessee.

5. Declaration of Reciprocal, Rights and Restrictive Covenants of record in Book 5937, Page 774, said Register's Office.

6. Easement of record in Book 10740, Page 173, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument 200501040001018, said Register's Office.