Box 44

BILL GARRETT, Davidson County
Trans:T20130070998 DEEDWARR
Recvd: 08/16/13 15:59 4 pgs
Fees:23.00 Taxes:8695.00
20130816-0086539

This Instrument Prepared By:
Teresa A. Beardsley
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Tommy R. Shaw Jeanne Mason Shaw 914 Overton Lea Road Nashville, TN 37220	The Bank of Manhattan 5700 Canoga Avenue, Suite 120 Woodland Hills, CA 91367
Map & Parcel No.: 146-05-0-026.00 & 146-05-0-027.00	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOEL R. BUCKBERG and wife, DIANE H. BUCKBERG** (the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto **TOMMY R. SHAW and JEANNE MASON SHAW, husband and wife** (the "Grantee"), their successors and assigns, all of Grantor's right, title and interest in and to that certain land located in Davidson County, Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the plan of Everett H. Lowe Subdivision, of record in Book 8250, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joel R. Buckberg and Diane H. Buckberg by Warranty Deed from Bruce Sudano and wife, Donna Sudano, of record as Instrument No. 20060308-0027189, Register's Office for Davidson County, Tennessee.

This is improved property known as 914 Overton Lea Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on **Exhibit A**, attached hereto and incorporated herein by reference, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on following page]

WITNESS Grantor's hand, this 15th day of August, 2013.

GRANTOR:

JOEL R. BUCKBERG

DIANE H. BUCKBERG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine H. Gwyn, a Notary Public in and for said State and County, **JOEL R. BUCKBERG**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 15th day of August, 2013.

Notary Public

My Commission Expires:
6-21-16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine H. Gwyn, a Notary Public in and for said State and County, **DIANE H. BUCKBERG**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 15th day of August, 2013.

Notary Public

My Commission Expires:
6-21-16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $2,350,000.00

Karen Howard
Affiant

Subscribed and sworn before me this 15th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

Permitted Exceptions

1. Taxes for the year 2013 which have been pro rated and which Grantee agrees to pay.

2. All matters appearing on the Plan of record as Book 8250, Page 92, Register's Office for Davidson County, Tennessee.

3. Easement for Pillar Encroachment of record as Instrument No. 20060308-0027188, Register's Office for Davidson County, Tennessee.