GENERAL WARRANTY DEED

From:	Jane Hill Fleming	This instrument was prepared by: Michel G. Kaplan, Esq. Sherrard & Roe, PLC
To:	Janetta Fleming	150 3rd Avenue South, Suite 1100 Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Janetta Fleming 704 Timber Lane Nashville, TN 37215	Same	Map/Parcel Number 117 01 0 135.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $162,500.00

Michael G. Kaplan
Affiant

Sworn to and subscribed before me, this 4th day of September, 2013

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/8/2013

BILL GARRETT, Davidson County
Trans:T20130079568 DEEDWARR
Recvd: 09/13/13 10:49 3 pgs
Fees:18.00 Taxes:601.25

20130913-0096763

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, the transfer of real estate, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jane Hill Fleming** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Janetta Fleming** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's right, title and interest, being an undivided twenty-five percent (25%) interest, as owner in a certain tract of land in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, her successors and assigns, forever in fee simple. Said real property is conveyed subject to all matters of public record.

Seller further covenants and binds herself, her representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors 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.

This property is being sold in its "AS IS" condition with no warranties express or implied.

This is improved property known as 704 Timber Lane, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 4th day of September, 2013.

SELLER:

Jane Hill Fleming

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jane Hill Fleming, Seller, 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 within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 4th day of September, 2013.

Notary Public

My Commission Expires:

9/8/2013

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 fronts 97.00 feet on the plan of Turner Subdivision, of- record in Book 6900, page 665, Registers office for Davidson County, Tennessee.

Said Lot No.2 fronts 97.00 feet on the westerly margin of Timber Lane and extends back 233.35 feet on the northerly line and 233.41 feet on the southerly line to a dead line at the rear, measuring 97.00 feet there on.

Being the same property conveyed to Jane Hill Fleming by deed dated 10/16/2008 from Raoul S. Concepcion of record in Instrument No. 20081017-0104587, Register's Office for Davidson County, Tennessee, as to an undivided interest, such interest further being established as an undivided twenty-five percent (25%) interest by Quitclaim Deed of record at Instrument No. 20130912-0096245, Register's Office for Davidson County, Tennessee.

This is improved property known as 704 Timber Lane, Nashville; Tennessee 37215.