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. 31377-08-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me this 13th day of September, 2013. Notary Public My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MIW Holdings Business Trust 1506 Wendell Avenue Nashville, TN 37206	NEW OWNER	Map and Parcel No.: 073 130 05700

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, **Sarah Janes f/k/a Sarah Janes Hitchcock, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MIW Holdings Business Trust** ("Grantee"), its successors, heirs 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 1506 Wendell Avenue, Nashville, TN 37206

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 it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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.

Frederick J. Lewis, spouse of Sarah Janes, joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of September, 2013.

Sarah Janes

Frederick J. Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sarah Janes and Frederick J. Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130079864 DEEDWARR
Recvd: 09/16/13 11:00 2 pgs
Fees:13.00 Taxes:666.00

20130916-0097144

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dugger Heights No. Two, of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sarah Janes Hitchcock and husband, Jason G. Hitchcock, by deed dated October 29, 2009, from S. Derek Lusk and wife, Amie Luck, of record in Instrument No. 20091104-0102022, Register's Office for Davidson County, Tennessee. The parties divorced by decree entered in Docket No. 11D2923, Davidson County Circuit Court, and Sarah James Hitchcock was restored to the use of her maiden name, Sarah Janes. By quitclaim deed dated January 26, 2012, and recorded in Instrument No. 20120130-0008149, Register's Office for Davidson County, Tennessee, Jason G. Hitchcock conveyed his interest in subject property to Sarah Janes. Sarah Janes and Sarah Janes Hitchcock are one and the same person.

This conveyance is made subject to:

1. Restrictive covenants contained in instruments of record in Book 954, page 388, Book 967, page 783, Book 975, pages 204, 214, and 263, Book 1757, page 309 and Book 1786, page 289, 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).
2. All matters appearing on the Plan of record as Book 1424, page 135, Register's Office for Davidson County, Tennessee.