File Box 9B

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. 31446A** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00. Kimberly W. Coakley Affiant Subscribed and sworn to before me this 15th day of October, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Kimberly W. Coakley 202 Sunnyside Dr. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 140 13700

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, **Steve G. Fridrich, Trustee of The 425 Jackson Boulevard Trust, dated January 5, 2007, with full power to sell, convey, lease or mortgage, without the joinder of any beneficiary** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Kimberly W. Coakley** ("Grantee") her 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 425 Jackson Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he 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 himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20130089076 DEEDWARR
Recvd: 10/16/13 10:52 3 pgs
Fees:18.00 Taxes:10730.00

20131016-0107998

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 15th day of October, 2013.

Steve G. Fridrich, Trustee of the
425 Jackson Boulevard Trust
dated January 5, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve G. Fridrich, Trustee of the 425 Jackson Boulevard Trust dated January 5, 2007**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2013.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

NOTARY PUBLIC
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots No. 1 and No. 2, W. S. Bransfords Subdivision, as of record in Plat Book 7900, page 860, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steve G. Fridrich, Trustee of the 425 Jackson Boulevard Trust, dated January 5, 2007, with full power to sell, convey, lease or mortgage without the joinder of any beneficiary, by deed dated January 5, 2007, from David T. Vandewater, married, of record in Instrument No. 20070112-0005490, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County and City taxes for the year 2013 and subsequent years, which have been prorated and assumed by Grantee. Map and Parcel No. 116 140 13700.
2. All matters appearing on the Plan of record as Book 7900, page 860, Register's Office for Davidson County, Tennessee.