File Box 9-B

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. 31392-08-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me this 25th day of October, 2013. Notary Public for the State of Tennessee My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

WARRANTY DEED

Address New Owner: Friends Realty, LLC 811 Pheasant Run Court North Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 164 000 05600

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, **Bank of Tennessee, a Tennessee banking corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Friends Realty, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 3694 Hamilton Church Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of October, 2013.

Bank of Tennessee, a Tennessee banking corporation,

By: _____
Denise Bolinger, Assistant Vice President

BILL GARRETT, Davidson County
Trans:T20130092628 DEEDWARR
Recvd: 10/29/13 13:53 3 pgs
Fees:18.00 Taxes:610.50
20131029-0112362

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Denise Bolinger, 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, and who further acknowledged that she is the Assistant Vice President of the Bank of Tennessee, a Tennessee banking corporation, and she is authorized by the Bank of Tennessee to execute this instrument on its behalf.

Witness my hand and official seal at office this 23rd day of October, 2013.

Lisa F. Brumit
Notary Public for the State of Tennessee

LISA F. BRUMIT
NOTARY PUBLIC AT LARGE
WASHINGTON CO., TENN.

My Commission Expires: 4/30/16

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, described as follows:

Beginning at a steel fence post in the north margin of Hamilton Church Road at the southeast corner of a 16.6 acre tract conveyed to Herbert Gleaves and wife, Maggie Mai Gleaves, by deed of record in Book 3162, page 377; thence with the east line of said Tract, North 13 degrees 30 minutes East, 903 feet to a stake and iron pin in the south line of the Oliver Dale Tract; thence with said Tract, South 85 degrees 10 minutes East along a fence, 510 feet to a concrete monument, a corner of the property conveyed to the United States of America, by Herchel Gleaves, as of record in Book 3923, page 778, said Register's Office; thence along the west boundary of the U. S. Government Tract, South 36 degrees 21 minutes West 1,055 feet, more or less, to a concrete monument in the north margin of Hamilton Church Road; thence, with said road, North 70 degrees 35 minutes West 162.4 feet to the beginning, containing 7 acres more or less.

TRACT 2:

Land located in the 2nd Civil District of Davidson County, Tennessee, being a 16.6 acre tract, more or less, according to an unrecorded survey by E. C. Miller, Jr., dated November 25, 1960, and more particularly described by metes and bounds as follows:

Beginning at a stake and iron pin at steel fence post, the same being in the northerly margin of Hamilton Church Road and running thence with the northerly margin of Hamilton Church Road, N 70 degrees 35 minutes W 298 feet to a post; thence continuing with the northerly margin of Hamilton Church Road N 70 degrees 40 minutes W 59.5 feet to a post; thence continuing with the northerly margin of Hamilton Church Road N 76 degrees 50 minutes W 94.5 feet to a post; thence continuing with the northerly margin of Hamilton Church Road, N 78 degrees 55 minutes W 87.3 feet to a stake and cor. post; thence leaving the northerly margin of Hamilton Church Road (with fence), N 2 degrees 20 minutes W 352 feet to iron pin and corner post; thence N 87 degrees 40 minutes W 483 feet to an iron pin and corner post; thence N 7 degrees 05 minutes E 448 feet (with fence) to stake and corner post; thence S 85 degrees 10 minutes E 1,170 feet (with fence) to stake and iron pin in fence; thence S 13 degrees 30 minutes W 903 feet to the point of beginning.

Being the same property conveyed to Bank of Tennessee by Trustee's Deed dated April 7, 2010, from J. Frank Rudy, Jr., as Trustee, of record in Instrument No. 20100413-0027923, Register's Office for Davidson County, Tennessee. See Notary Certificate of Correction recorded in Instrument No. 20131029011236l, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien not yet due and payable.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20011029-0117537, Register's Office for Davidson County, Tennessee.
3. Storm water detention agreement of record in Instrument No. 20070201-0013431, Register's Office for Davidson County, Tennessee.