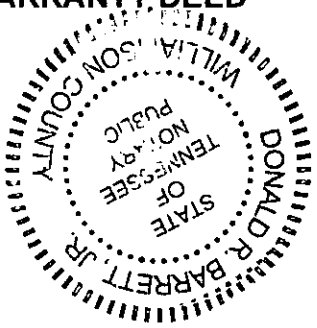
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $654,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rich Honeycutt, LLC	NEW OWNER	093-13-0 066.00
(NAME)	(NAME)	
20 Music Circle, East		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-4338		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130095688 DEEDWARR
Recvd: 11/08/13 12:22 2 pgs
Fees:13.00 Taxes:2419.80

20131108-0116131

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John K. Kimery, Trustee of The Joyce L. Galbreath Revocable Living Trust, Dated September 2, 2004**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rich Honeycutt, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Section One Hundred Fourteen, Edgehill Estates, as shown on plat of record in Plan Book 5210, Page 2, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joyce L. Galbreath Revocable Living Trust, dated September 2, 2004 by Warranty Deed from Travis Thompson and Kenneth Wright and Thompson Wright, dated 11/10/2004 and filed for record on 11/15/2004 in Instrument 200411150136942, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Book 5210, Page 2, said Register's Office.
Restrictive Covenants of record in Book 4220, Page 723, said Register's Office.
Restrictive Covenants of record in Book 6236, Page 263, said Register's Office.
All matters set out in document including but not limited to restrictions of record in Book 5364, Page 53, said Register's Office.
Certificate of Compliance of record in Book 5524, Page 203, said Register's Office.
Rights of others under any unrecorded leases.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2013 taxes have been pro-rated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 20 Music Circle E, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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.

Witness my hand this 7th day of November, 2013

JOYCE L. GALBREATH REVOCABLE LIVING TRUST,
DATED SEPTEMBER 2, 2004

John K. Kimery, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, John K. Kimery with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Trustee of John K. Kimery, Trustee of The Joyce L. Galbreath Revocable Living Trust, Dated September 2, 2004 and that he/she/they as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Trustee.

WITNESS my hand and seal this 7th day of November, 2013.

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR. WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8/27/19

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064