File Box 9-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,125,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2013. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31464
(Davidson County File Box 9-B)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Zarabi	Pinnacle Bank	11604008000
3947 Woodlawn Drive	150 3rd Ave. S. STE. 900	
Nashville, TN 37205	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130098322 DEEDWARR
Recvd: 11/19/13 13:45 2 pgs
Fees:13.00 Taxes:4162.50
20131119-0119348

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William E. Cobb, Trustee, of the William E. Cobb Lifetime Trust, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary and William E. Cobb, individually, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert H. Zarabi and wife, Clisby L. Hall,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 30 and the rear portion of Lot No. 31 on the plat of Clearview of record in Plat Book 843, page 8, Register's Office for said county, as follows: said lot fronts 145.0 feet on the south margin of Woodlawn Avenue and extends back 230.0 feet on the west line and 216.4 feet, more or less, on the east line which is a broken line to a line on the rear which is a broken line on which it measures 175.5 feet more or less.

TRACT II:
Land in Davidson County, Tennessee, described as follows: beginning in the center of Woodlawn Avenue at a point 541 feet eastwardly from the intersection of center of Woodlawn Avenue and the center of Ensworth Avenue, running thence eastwardly with the center of Oaklawn Avenue (not constructed); thence southwardly with the center of Oaklawn Avenue 225 feet to a point; thence westwardly and parallel with Woodlawn Avenue 25 feet to a point; thence northwardly along the western margin of Oaklawn Avenue 225 feet to the point of beginning.

Being the same property conveyed to Robert J. Adwell and William E. Cobb, by Warranty Deed from Mary Lu Burton Smith, unmarried, of record at Instrument No. 20080828-0088519, Register's Office for Davidson County, Tennessee, dated August 26, 2008. The said Robert J. Adwell having since died testate, and by his Last Will of Testament filed as Docket No. 12P-414 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, appointed William E. Cobb, as Executor of his estate and further devised the subject property to the Trustee of the Robert Jennings Adwell Revocable Trust; and

Being the same property conveyed to William E. Cobb, as Trustee of the Robert J. Adwell Revocable Trust by Executor's Quitclaim Deed from William E. Cobb, as Executor of the Estate of Robert J. Adwell, and not further or otherwise, of record at Instrument No. 20120502-0037841, Register's Office for Davidson County, Tennessee, dated April 20, 2012; and

Being the same property conveyed to William E. Cobb, as Trustee of the William E. Cobb Lifetime Trust by Trustee's Quitclaim Deed from William E. Cobb, as Trustee of the Robert J. Adwell

Revocable Trust dated February 25, 2012, and not further or otherwise, of record at Instrument No. 20120502-0037842, Register's Office for Davidson County, Tennessee, dated April 20, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2013 are paid by Grantors (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3947 Woodlawn Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness our hands this the 15th day of November, 2013.

William E. Cobb, Trustee

William E. Cobb, Trustee, of the William E. Cobb Lifetime Trust

William E. Cobb

William E. Cobb, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William E. Cobb, individually and as Trustee of the William E. Cobb Lifetime Trust** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors,, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2013.

My Commission expires: 10-18-16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY