Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107707 DEEDWARR
Recvd: 12/30/13 12:21 3 pgs
Fees:18.00 Taxes:2016.50
20131230-0130763

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $545,000.00.

Subscribed and sworn to before me, this the 27th day of December, 2013.

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
David B. Eskind 509 Brook Hollow Road Nashville, TN 37205	115-11-0-069.00	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert D. Pinson and wife Megan S. Pinson (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to David B. Eskind, unmarried ("Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 147, as shown on the map entitled the Plan of West Meade Farms, Section G, of record in Book 1835, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to ROBERT D. PINSON AND SPOUSE, MEGAN S. PINSON, by deed from ERIC GLASSER, MARRIED, of record as Instrument No. 20080324-0029132, dated March 20, 2008, said Register's Office.

together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit A, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or

warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 509 Brook Hollow Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 27 th day of December, 2013.

GRANTOR:

Robert D. Pinson

Megan S. Pinson

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert D. Pinson and wife Megan S. Pinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 27th th day of December, 2013.

Kimberley J. Raymond
NOTARY PUBLIC

My Commission Expires: 9-11-17

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

ENCUMBRANCES

1. Real property taxes for the year 2014 and subsequent years;