THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090070** BILL GARRETT, Davidson County Trans:T20140000407 DEEDWARR Recvd: 01/02/14 16:19 2 pgs Fees:13.00 Taxes:4995.00 20140102-0000543	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Kimberly J Raymond Affiant Subscribed and sworn to before me, this 31st day of December, 2013. Notary Public My Commission Expires: My Commission Expires May 3, 2016 TONYA R. MASTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: 2400Ventures. llc 2206 21st Avenue South Nashville, TN 37212-4900	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-05-0-191.00

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, **Robert J. Deal , unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2400Ventures. llc**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and the easterly part of Lot No. 4 on the Plan of Subdivision of Vaulx Land, not of record, described as follows:

Beginning at the southeast corner of Gale Avenue, or Lane, and Battlefield Drive, thence with the southerly margin of said Avenue or Lane, eastwardly 215 feet to the northwest corner of Lot No. 1 on the Plan of Battlefield Drive, Sectino No. 1, as of record in Book 843, page 86and 87, Register's Office for said County, thence with the westerly line of said Lot No. 1, southwardly 421.4 feet to the northerly margin of the right of way of the T.C.R.R.; thence with the said right of way, westerly 298.5 feet to the easterly marginof Battlefield Drive thence with said Drive, northwardly to the beginning.

Being the same property conveyed to ROBERT J. DEAL, by deed from JOSEPHINE H. DICKSON AND BODZIN, HAYNES & GOLUB, P.C., of record in Book 9573, page 514, dated January 16, 1995, said Register's Office.

Included in the above described property but specifically excluded is that certain tract or parcel conveyed to The State of Tennessee by Final Judgment of record in Book 4501, page 388, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement set out in Judgment recorded in Book 4501, Page 388.

This is improved property located at 929 Gale Ln Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of December, 2013.

Robert J. Deal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Deal, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014