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. 31586-12-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,112,000.00 Affiant Subscribed and sworn to before me this 31st day of January, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Joseph W. Plowman, Trustee and Page L. Plowman, Trustee 408 West Brookfield Avenue Nashville, TN 37205	**Send Tax Bills To:** Joseph W. Plowman P.O. Box 158187 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 130 090 14100

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 Sims and wife, Laura Sims**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph W. Plowman and Page L. Plowman, Trustees of The Plowman Family 2008 Trust, u/a/d July 15, 2008 and as amended and restated on November 9, 2012** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 408 West Brookfield Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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.

BILL GARRETT, Davidson County
Trans:T20140007572 DEEDWARR
Recvd: 02/03/14 10:03 3 pgs
Fees:18.00 Taxes:11514.40
20140203-0009211

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2014.

Robert Sims

Laura Sims

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert Sims and Laura Sims**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2014.

Notary Public

My Commission Expires:

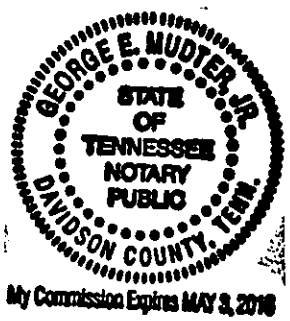


EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 15 on Block 1 on the Map of The Highlands of Belle Meade, as shown on the Plan of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 15 fronts 171 feet on the northerly side of Brookfield Drive, and runs back between parallel lines 328.5 feet on the westerly line and 351 feet on the easterly line, to a dead line in the rear measuring 150 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 16 on Block 1 on the Map of The Highlands of Belle Meade, as shown on the Plan of record in Book 547, page 180, Register's Office for said County.

Said parcel of land begins at the southeasterly corner of Lot No. 15 and continues in an easterly direction for two feet along the north side of Brookfield Drive; thence between parallel lines 351 feet, more or less, northerly to a dead line in the rear; thence westerly two feet to the easterly line (erroneously referenced as "easterly two feet to the westerly line" in previous deeds of record) of Lot 15; thence in a southerly direction to the point of beginning.

Being the same property conveyed to Robert Sims and wife, Laura Sims, by deed dated September 16, 2002, from James Bradford Currie and wife, Laura P. Currie, of record in Instrument No. 20020919-0114430, Register's Office for Davidson County, Tennessee.

TOGETHER WITH an Encroachment Agreement as more fully described in Instrument No. 20041013-0123200, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No.: 130 090 14100.
2. Restrictive covenants contained in an instrument of record in Book 723, page 95, Book 722, page 547, Book 928, page 621, and Book 1582, page 321, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
4. Easement for water mains to Nashville Suburban Utility District of record in Book 1255, page 580, Register's Office for Davidson County, Tennessee.
5. Encroachment Agreement of record in Instrument No. 20041013-0123200, Register's Office for Davidson County, Tennessee.