BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140009780 DEEDWARR
Recvd: 02/11/14 10:55 3 pgs
Fees:18.00 Taxes:1480.00
20140211-0011970

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of February, 2014 by and between Estate of Dawn B. Grant, hereinafter referred to as GRANTOR, and 2314 Castleman LLC, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 8 on the Plan of Russwood Heights, as of record in Book 2133, pages 12 and 13, Register's Office for said County. Said Lot No. 8 fronts 158 feet on the northerly side of Castleman Drive, and runs bank 244 feet on the easterly line and 287 feet on the westerly line, to a dead line in the rear on which it measures 199.5 feet.

Being the same property conveyed to Donald P. Grant and wife, Dawn B. Grant by Deed from Aaron W. Midden and wife, Georgia Ann Midden dated May 29, 1974 of record in Book 4821, page 124, said Register's Office. The said Donald P. Grant has since died vesting title solely in Dawn B. Grant as Tenants by the Entirety. The said Dawn B. Grant has since died intestate leaving Donald P. Grant, Jr. and Michael W. Grant as the sole Heirs at Law as shown in the Petition to Appoint Administrator and Order Appointing Administrator under Docket No. 13P-843, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is [X]improved [ ]unimproved property known as: 2314 Castleman Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Donald P. Grant, Jr.

Michael W. Grant

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Donald P. Grant Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7 day of February, 2014.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

INDIVIDUAL
STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public of said county and state, Michael W. Grant, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this __ day of February, 2014.

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Stephen Ted Church
2314 Castleman Drive
Nashville, TN 37215

Send Tax Statements to:
Stephen Ted Church
2209 Crestmoor Rd., Ste. 100
Nashville, TN 37215

Map & Parcel 131-01-037.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $400,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of February, 2014.

Notary Public

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

My Commission Expires: _____
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

14-1-006

WITNESS MY HAND on the day and year first above written.

Donald P. Grant, Jr.

Michael W. Grant

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Donald P. Grant Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7 day of February, 2014.

Notary Public

My Commission Expires: 09/

INDIVIDUAL
STATE OF VIRGINIA
COUNTY OF STAFFORD

Personally appeared before me, a Notary Public of said county and state, Michael W. Grant, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7 day of February, 2014.

Notary Public

My Commission Expires: 09/30/2015

STEPHANIE UGALDE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT 30, 2015
COMMISSION # 7511797

Name and Address of Property Owner:
Stephen T. Church
2314 Castleman Drive
Nashville, TN 37215

Send Tax Statements to:

Map & Parcel 131-01-037.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $400,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of February, 2014.

Notary Public

My Commission Expires:
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

14-1-006