THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100176** BILL GARRETT, Davidson County Trans:T20140013137 DEEDWARR Recvd: 02/25/14 13:19 2 pgs Fees:13.00 Taxes:2867.50 20140225-0016121	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. WWL Affiant Subscribed and sworn to before me, this 24th day of February, 2014. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: William W. Burton, III and Melissa M. Burton 1304 Duncanwood Court Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-08-0-M 015.00 CO

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, **AI Devco, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William W. Burton, III and Melissa M. Burton, Husband and Wife,** ("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 15, FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II, as shown on plat of record in Instrument No. 20121018-0095689, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Duncanwood Reserve, LLC, a Tennessee limited liability company to AI Devco, LLC, a Tennessee limited liability company as recorded on the 21st day of December, 2012 in Instrument No. 20121221-0117740; Special Warranty Deed from Monroe Harding, Inc. a Tennessee corporation formerly known as The Monroe Harding Children's Home to Duncanwood Reserve, LLC, a Tennessee limited liability company as recorded on the 9th day of April, 2012 in Instrument No. 20120409-0029637 and Deed from J. O. Cheek, Jr., and wife, Lillian F. Cheek to The Monroe Harding Children's Home, a corporation as recorded on the 27th day of September, 1945 in Deed Book 1339, Page 282, in the Register's Office of Davidson County, Tennessee.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II, as recorded in Instrument No. 20121018-0095689.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20121025-0098047.

Charter recorded at Instrument No. 20121030-0099403.

Easement for sanitary sewer, recorded in Book 3345, Page 66.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20011120-0127782.

Inspection and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20120402-0027411.

Temporary Construction Access Easement Agreement as set forth in instrument recorded in Instrument No. 20120409-0029638.

Sewer Easement Agreement as set forth in instrument recorded in Instrument No. 20120409-0029639.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20120628-0056657.

This is improved property located at 1304 Duncanwood Court 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 24th day of February, 2014.

AI Devco, LLC a Tennessee limited liability company

BY: _____
Micah A. Lacher, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah A. Lacher, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of AI Devco, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 24th day of February 2014.

Notary Public
My Commission Expires: _____