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. 31730-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,235,000.00 Affiant Subscribed and sworn to before me this 30th day of April, 2014. Notary Public for the State of Tennessee 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: Jeffrey Mobley, Trustee 4101 Copeland Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 160 02000

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, **Copeland Avenue, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Mobley, Trustee of the Wilhelmina Barr Trust under agreement dated April 30, 2014** ("Grantee"), his successors 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 4101 Copeland Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors 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 and assigns, to warrant and forever defend the title to said real estate to Grantee, his successors 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2014.

Copeland Avenue, LLC, a Tennessee limited liability company

By: Co Executor
Steven G. Fridrich, Co-Executor of the Estate of Gerald D. Fridrich, Sr., Authorized Member
Authorized member

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

BILL GARRETT, Davidson County
Trans: T20140029763 DEEDWARR
Recvd: 05/01/14 09:45 2 pgs
Fees: 13.00 Taxes: 4569.50
20140501-0036679

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven G. Fridrich, Co-Executor of the Estate of Gerald D. Fridrich, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Member of Copeland Avenue, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 30th day of April, 2014.

Notary Public for the State of Tennessee

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Evergreen Heights, Part Two, of record in Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Copeland, LLC, by deed dated October 31, 2008, from Murrah Ventures, LLC, of record in Instrument No. 20081106-0110368, Register's Office for Davidson County, Tennessee. By Scrivener's Affidavit of record in Instrument No. 20140429-0036007, Register's Office for Davidson County, Tennessee, the name of the grantee in said deed was corrected to Copeland Avenue, LLC. Gerald D. Fridrich, Sr. and Gerald D. Fridrich, Jr. were the original two members of Copeland Avenue, LLC. Gerald D. Fridrich, Sr. died on June 23, 2013, and his will was admitted to probate in the Davidson County Probate Court, Docket No. 13P1265. Letters Testamentary were issued to Steven G. Fridrich and Gerald D. Fridrich, Jr., who now, as Co-Executors, hold Gerald D. Fridrich, Sr.'s membership interest in Copeland Avenue, LLC. By resolution of the members of Copeland Avenue, LLC, Steven G. Fridrich, as Co-Executor, was authorized to execute documents to effect the sale of subject property on behalf of Copeland Avenue, LLC.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 160 02000.
2. All matters appearing on the Plan of record as Book 1835, page 19, Register's Office for Davidson County, Tennessee.