Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14030419

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2014.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trust Development, LLC 1702A 5th Avenue North Nashville, TN 37208	New Owner	Tax Parcel ID No. 08209029200

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, **John T. Horton, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trust Development, 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 the Northerly 46 1/2 feet of Lot No. 1 on the Plan of Ratterman's Subdivision of Lot Nos. 87, 88, 89 & 90 in D. T. McGavock Plan of record in Plat Book 161, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby described as follows:

Said part of Lot No. 1 fronts 46 1/2 feet on the westerly side of 5th Avenue North, formerly Summer Street and runs back parallel lines 170.9 feet to an alley.

Being the same property conveyed to John T. Horton, an unmarried man by deed from James Donel Wallace, an unmarried man of record in Instrument No. 20130325-0029162 Register's Office for Davidson County, Tennessee, dated 3/25/2013 and recorded on 3/25/2013.

Grantor hereby retains an easement for pedestrian ingress and egress on said property. This easement shall be 2.5 feet wide and run along the border of 1231 5th Ave North for a distance of 170.9 feet. Grantor shall be responsible for any maintenance on said easement.

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.

No doors or commercial exhaust fans shall be incorporated into the southern façade of any building constructed on the property.

No HVAC components, utility meters or other equipment and or machinery shall not be placed on the property which will interfere with the ability to use the entire easement granted herein for ingress and egress to 1231 5th Avenue North.

Mutual agreement of the Grantor and Grantee is required for the placement of any windows or other openings in the southern façade of any building constructed on the property. Grantor agress that this agreement will not be unreasonably withheld.

Taxes for the year 2014 a lien, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20140030940 DEEDWARR
Recvd: 05/06/14 08:07 2 pgs
Fees:13.00 Taxes:1017.50

20140506-0038397

Subject to all matters shown on the Plan of record in Plat Book 161, Page 42, Register's Office for Davidson County, Tennessee.

This is improved property located at 1233 and 1235 5th Avenue North Nashville TN 37208

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 30th day of April, 2014.

John T. Horton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of May, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014