This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of May, 2014, by and between Scioto Blue River Properties, LLC, an Indiana Limited Liability Company, party of the first part, and Kenneth W Tesh, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the map entitled THE VILLAGES AT SOUTHFORK, as shown by plat of record in Plat Book 6900, Page 482, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Scioto Blue River Properties, LLC, by virtue of that certain Quit Claim Deed dated April 30, 2012, at Instrument No. 20121008-0091923 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Scioto Blue River Properties, LLC
By: Mary Bea Eaton, COO

Davidson County	DEEDWARR
Recvd: 05/30/14 14:38	3 pgs
Fees:18.00 Taxes:560.55	
20140530-0046742	

STATE OF ~~INDIANA~~ OHIO
COUNTY OF Franklin

I, a Notary Public, in and for said County in said State, hereby certify that Mary Bea Eaton whose name as COO of Scioto Blue River Properties, LLC, an Indiana Limited Liability Company, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

WITNESS my hand and official seal at office this 29th day of May, 2014.

Melanie Bortolani
Notary Public

My Commission Expires: 12-19-2017

NOTARIAL SEAL
STATE OF OHIO

Melanie Bortolani
Notary Public, State of Ohio
My Commission Expires 12-19-2017

Property Owner & Address:	Kenneth W Tesh 649 Hardin Shire Drive, Old Hickory, TN 37138
Tax Parcel No	064130A00900CO
Property Address:	649 Hardin Shire Drive Old Hickory, TN 37138
MAIL TAX BILLS TO:	Regions Bank 2050 Parkway Office Circle, Birmingham, AL 35244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $151,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of May, 2014.

Notary Public

My Commission Expires: 11-6-07

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).