NEW OWNER:

Shawn Lehman-Grimes
Mayra Lehman-Grimes
4309A Sneed Road
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0653

Part of Map 130

Group 04-0

Parcel 046.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140064427 DEEDWARR
Recvd: 08/29/14 12:50 3 pgs
Fees:18.00 Taxes:5550.00
20140829-0079206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SHAWN LEHMAN-GRIMES and wife, MAYRA LEHMAN-GRIMES** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision of Part of Lots 7 and 8, Belle Meade Annex of record in Plat at Instrument No. 20130612-0059811, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Vintage South, LLC, a Tennessee limited liability company, by Warranty Deed from 4309 Sneed Partners, a Tennessee general partnership, dated June 26, 2013, and of record in Instrument No. 20130702-0068398, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4309A Sneed Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **August, 2014**.

VINTAGE SOUTH LLC, a Tennessee limited liability company

By: NATHAN LYONS, Member and Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Sole Member and Chief Manager of, Vintage South, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the limited liability company.

WITNESS my hand and official seal at office 27th day of **August, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 1,500,000.00 .

AFFIANT

Sworn to and subscribed to before me 27th day of **August, 2014**.

NOTARY PUBLIC

My commission expires: 