WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-14-1131

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Overton Lea Trust	**c/o Mark Carver, Trustee, Sherrard & Roe, PLC**	
(NAME)	(NAME)	
1131 Overton Lea Road	**150 3rd Avenue South, Suite 1100**	**145-03-0-057.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Nashville Tennessee 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES PATRICK KEELER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES MARK CARVER, TRUSTEE OF THE OVERTON LEA TRUST AGREEMENT UAD SEPTEMBER 8, 2014,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit: .

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Seventh Additions to Lea Land Manor of record in Plat Book 2083, Page 24, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2, which is a corner lot front 270.85 feet on the broken southerly margin of Overton Lea Road and fronts 288.73 feet on the broken easterly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.54 feet, and extends back 226.2 feet on the southerly line and 325 feet on the easterly line, to a point of intersection.

Being the same property conveyed to James Patrick Keeler, an unmarried man by deed from U.S. Bank National Association, as Trustee relating to J.P. Morgan Mortgage Acquisition Corp. 2005-FRE 1 Asset Backed Pass-through Certificates, Series 2005-FRE1 of record in Instrument No. 20090429-0038696 Register's Office for Davidson County, Tennessee, dated April 24, 2009 and recorded on April 29, 2009.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 24, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1131 Overton Lea Road, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20140068082 DEEDWARR
Recvd: 09/12/14 10:03 2 pgs
Fees: 13.00 Taxes: 1845.38
20140912-0083656

Witness my/our hand(s) this the 4th DAY OF SEPTEMBER, 2014.

James Patrick Keeler by Robert Salzman as Attorney in Fact

James Patrick Keeler by Robert Salzman as Attorney in Fact

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT SALZMAN, ~~to me known~~ (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES PATRICK KEELER, and who acknowledged he/~~she/they~~ executed the same as the free act and deed of the said JAMES PATRICK KEELER.

Witness my hand and official seal, this the 3rd of September, 2014.

Notary Public
My Commission Expires: 1/22/2015
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

NICOLE MORSE
Commission # 1922742
Notary Public - California
Los Angeles County
My Comm. Expires Jan 22, 2015