BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$785,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2014.

Notary Public

My commission expires: 3/25/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David McRae		**130-05-0-129.01**
202 Page Road	New Owner	BILL GARRETT, Davidson County Trans:T20140078810 DEEDWARR Recvd: 10/20/14 13:37 2 pgs Fees:13.00 Taxes:2904.50
Nashville, TN 37205		20141020-0096525

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Land Development.com, Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

F. David McRae and Kim B. McRae, Husband and Wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the north 25 feet of the west 213.5 feet of Lot No. 10 and south 75 feet of the west 213.5 feet of Lot No. 11, Block 5, on the Map of the Highlands of Belle Meade, as of record in Plat Book 547, page 180, Register's Office for said County,. described as follows:

Said parts of said lots Nos. 10 and 11 adjoin and front together 100 feet on the easterly side of Page Road, and extends back between parallel lines 213.5 feet to a dead line.

Being the same property conveyed to LAND DEVELOPMENT.COM, INC., by deed from ERIC GLASSER AND TERESA GLASSER, of record as Instrument No. 20060217-0019596, dated September 30, 2005, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **202 Page Road, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, 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.

Witness my/our hand(s) this 15th day of October, 2014.

Land Development.com, Inc., a Tennessee corporation,
By: Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.com, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as President.

Witness my hand, at office, this **15th** day of October, **2014.**

Notary Public

My Commission Expires: 04-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY