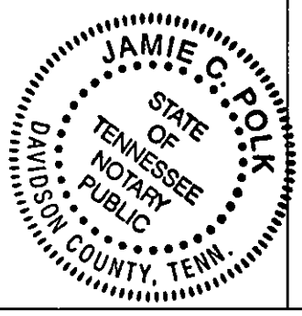
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 322,500.00

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of December, 2014.

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Grande Legacy Phase II, LLC	NEW OWNER	Parcel ID:
245 S. Wildwood		10506008700
Branson, MO 65616		

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

Randolph Muir and wife, Kate Pam Muir

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Grande Legacy Phase II, LLC, a Missouri Limited Liability Company
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 being located in Davidson County, Tennessee, being the easterly half of the westerly half of Lot No. 10, in Waverly Land Company's Plan of Lots, as of record in Book 57, Page 95, Register's Office for said County. Said part of Lot No. 10 fronts 50 feet on the northerly side of Argyle Avenue, formerly Fairview, and runs back between parallel lines 201 feet, more or less, to an alley.

Being the same property conveyed to Randolph Muir, a married man, by Quitclaim Deed from Randolph Muir and wife, Kate Pam Muir, of record in Instrument 20130122-0006824, said Register's Office, dated January 14, 2013. See also deed of record in Book 5977, Page 808, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 57, Page 95, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 828 W. Argyle Avenue, Nashville, TN 37203

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 we do covenant with the said GRANTEES 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 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 our hands this 16th day of December, 2014.

Randolph Muir

Kate Pam Muir

BILL GARRETT, Davidson County
Trans:T20140094372 DEEDWARR
Recvd: 12/17/14 10:49 2 pgs
Fees:13.00 Taxes:1193.25
20141217-0115337

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randolph Muir and Kate Pam Muir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.