Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32294-03-2015** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,842,500.00. Affiant Subscribed and sworn to before me this 1st day of May, 2015. Notary Public My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2018

WARRANTY DEED

Address New Owner: James C. Gooch, Trustee 150 3rd Ave S, Ste. 2800 Nashville, TN 37201	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 14 0 050 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Michael Bodnar**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Gooch, Trustee of Revocable Trust Agreement dated April 10, 2015, with full power to sell, transfer, convey, mortgage and encumber without the necessity for the joinder of any Beneficiary** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1022 Chancery Lane South, Nashville, TN 37215.

Annie Bodnar, spouse of J. Michael Bodnar, joins in the execution of this instrument to convey any marital interest she has in subject property by virtue of her marriage to the said J. Michael Bodnar.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of May, 2015.

J. Michael Bodnar

Annie Bodnar

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. Michael Bodnar and Annie Bodnar** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2015.

Notary Public

My Commission Expires: July 2, 2018

LISA FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Chancery South, as of record in Plat Book 5200, page 452, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Michael Bodnar by deed dated February 25, 1998 from Ben R. Murphy and wife, Carol T. Murphy, of record in Book 10809, page 86, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, a lien, but not yet due and payable.
2. Belle Meade City taxes for the year 2015, a lien, but not yet due and payable.
3. All matters appearing on the Plan of record as Book 5200, page 452, Register's Office for Davidson County, Tennessee.

True Copy Certification

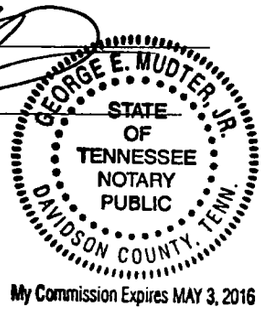
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016