(5) GSRM Box 69

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. 32291-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2015. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Alan W. Horn, Brittany H. Horn 4401 Herbert Place Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc 901 Semmes Ave. RVW5023 Richmond VA 23224	**Tax Information:** Map and Parcel No.: 130 14 0 017 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, **James H. Reed, IV, McGavock Dickinson Reed, Walker Casey Reed, Celeste Marie Reed and John Clay Reed**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan W. Horn and Brittany H. Horn, husband and wife** ("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 4401 Herbert Place, Nashville, TN 37205

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.

This is not the principal residence of any of the Grantors herein.

BILL GARRETT, Davidson County
Trans:T20150034147 DEEDWARR
Recvd: 05/04/15 16:00 4 pgs
Fees:23.00 Taxes:4810.00
20150504-0040464

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2015.

James H. Reed by Celeste Marie Reed
James H. Reed, IV
BY: Celeste Marie Reed, Attorney-In-Fact

McGavock Dickinson Reed by Celeste Marie Reed
McGavock Dickinson Reed
BY: Celeste Marie Reed, Attorney-In-Fact

Walker Casey Reed by Celeste Marie Reed
Walker Casey Reed
BY: Celeste Marie Reed, Attorney-In-Fact

Celeste Marie Reed
Celeste Marie Reed

John Clay Reed by Celeste Marie Reed
John Clay Reed
BY: Celeste Marie Reed, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of April, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Celeste Marie Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **James H. Reed, IV**, and is authorized by the said **James H. Reed, IV** to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of April, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Celeste Marie Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **McGavock Dickinson Reed,** and is authorized by the said **McGavock Dickson Reed** to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Celeste Marie Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Walker Casey Reed,** and is authorized by the said **Walker Casey Reed** to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Celeste Marie Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **John Clay Reed,** and is authorized by the said **John Clay Reed** to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Belle Meade, Block I, Section X, as of record in Plat Book 2900, pages 5 and 6, Register's Office for Davidson County, Tennessee, as described as follows:

Beginning at a point in the southerly margin of Herbert Place at the common corner of Lots Nos. 7 and 8 on said plan; thence with the line between said two lots, southeasterly 299.5 feet to the northerly line of Lot 6 on said plan; thence with the line between said lots Nos. 6 and 7 on said plan easterly 364.3 feet to the westerly margin of Chancery South; thence with said margin around a slight curve to the right, northerly 146.5 feet to a concrete monument at the beginning of a curve; thence around said curve to the left, having a radius of 25 feet, northwesterly 32.8 feet to the southerly margin of Herbert Place; thence with said margin, northwesterly 262.4 feet to the beginning.

Being the same property conveyed to James H. Reed, IV, McGavock Dickinson Reed, Walker Casey Reed, Celeste Marie Reed and John Clay Reed, as equal tenants in common by Trustee's Quitclaim deed dated June 10, 2010 from SunTrust Banks, Inc., as Trustee of the Celeste C. Reed Family Trust, of record in Instrument No. 20100630-0051124, Register's Office for Davidson County, Tennessee, and by Trustee's Special Warranty Deed dated June 10, 2010, from SunTrust Banks, Inc., as Successor Trustee of the James H. Reed, III Revocable Trust, of record in Instrument No. 20100630-0051126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties, and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 2900, pages 5 and 6, Register's Office for Davidson County, Tennessee.