Prepared by:
Centennial Title Company, Inc.
#{{firmfile}}
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File 02-1380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Beathard,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Doge Properties LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit Nos. F-121 & F-122, together with the appurtenant interest in the common elements of Caldwell Court Condominiums, a horizontal property regime established by Master Deed, of record in Book 6188, page 744, amended in Book 10016, page 185, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit 'A-2' to the aforementioned Master Deed.

Being the same property conveyed to Brian Beathard by deed from D/A Enterprises, a partnership composed of Thomas G. Pennington and Joyce C. Rybolt, of record in Instrument No. 20010131-0009326, Registers office for said County. The subject property is not the residence of the Grantor, his spouse or children, and is not the homestead of the Grantor.
The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 550 Harding Place, F121 & F122, Nashville TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of July, 2002

Brian Beathard

Davidson County DEEDWARR
Recvd: 08/07/02 12:06 2pgs
Fees:13.00 Taxes:222.00
20020807-0095095

State of Tennessee)
County of Davidson)

On this 31st day of July, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian Beathard, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged ~~the execution as a free~~ act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 60,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of July, 2002.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Doge Properties LLC
~~[redacted]~~
~~[redacted]~~

P.O Box 680322
Franklin TN 37068

RESPONSIBLE FOR TAX PAYMENT:
~~First State Bank~~
~~[redacted]~~

SAME

TAX MAP-PARCEL #:
147-2-B-123CO (F-121)
147-2-B-124CO (F-122)