Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

19-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25331-04-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2006. Notary Public My Commission Expires:

BRENDA S. KANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: B & D Investment Group 2106 Crestmoor Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.117-11-O-J Parcel No. 325.00 CO

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, **Crews Johnston, III, Trustee of The Bratschi Johnston Children's Trust,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **B & D Investment Group, LLC, a Tennessee limited liability company** ("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 2025 Woodmont Blvd., #325, Nashville, TN 37215

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, 2006.

TRUSTEE

Crews Johnston, III, Trustee of The Bratschi Johnston Children's Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 1st day of May, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/08/06 10:42 2 pgs
Fees:13.00 Taxes:592.00

20060508-0053217

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 325, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415 and Second Amendment of record as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being part of the same property conveyed to Crews Johnston, III, Trustee of the Bratschi Johnston Children's Trust by Warranty Deed from The Garden Partners, a Tennessee general partnership of record as Instrument Number 20050419-0043657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 re-recorded in Instrument No. 20040212-00017074 amended by First Amendment in 20050404-0036415 and Second Amendment in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 200207828-0104026, Register's Office for Davidson County, Tennessee.
5. Right of entry agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.