WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 85,000.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 28th day of January, 2008

NOTARY PUBLIC Ernest B. Williams IV

MY COMMISSION EXPIRES: 5/24/2008
(AFFIX SEAL)

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Davidson County DEEDWARR
Recvd: 01/30/08 15:59 5 pgs
Fees:28.00 Taxes:314.50
20080130-0009716

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS:**
Michael T. Holland P.O. Box 159118 Nashville, TN 37215	NEW OWNER	086 11 0B 026

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **B & P PROPERTIES, A PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL T. HOLLAND,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT B (EXCEPTIONS)

This is ☒ improved ☐ unimproved property, known as 424 Raintree Place, Hermitage TN 37076.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of January, 2008.

B & P Properties, a partnership

BY: _____
Michael R. Perkins, Member, BY: Jacky Allen, Attorney-In-fact

BY: _____
James R. Bellar, Member, BY: Jacky Allen, Attorney-In-Fact

STATE OF TENNESSEE; COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the County and State aforementioned, personally appeared Jacky Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael R. Perkins, acknowledged that such person executed the same as the free act and deed of Michael R. Perkins, as a Member of B & P Properties, the within named bargainor, a Partnership, and as such Member executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership as its Member.

Witness my hand and official seal, this the 25th day of January, 2008.

_____
My Commission Expires: _____ Notary Public

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____Driver's License or _____Other: _____

STATE OF TENNESSEE; COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the County and State aforementioned, personally appeared Jacky Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James R. Bellar, acknowledged that such person executed the same as the free act and deed of James R. Bellar, as a Member of B & P Properties, the within named bargainor, a Partnership, and as such Member executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership as its Member.

Witness my hand and official seal, this the 25th day of January, 2008.

_____
My Commission Expires: _____ Notary Public

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

STATE OF TENNESSEE; COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Jacky Allen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of each of Michael R. Perkins and James R. Bellar (each general partners of B & P Properties, a Tennessee general partnership) and acknowledged the same as their free act and deed of Jacky Allen, by Special Powers of Attorney executed January 17, 2008 and January 25, 2008, respectively.

WITNESS my hand and seal, this 25th day of January, 2008.

ERNEST B. WILLIAMS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Ernest B. Williams IV, Notary Public

My Commission Expires: May 24, 2008

Personally known ____ Produced Identification: ____
Type of Identification Produced: ____ Driver's License X Other: Powers of Attorney

My Commission Expires MAY 24, 2008

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 424 Raintree Place
Hermitage, TN 37076

Map/Parcel: 086 11 0B 026

Description: Land in Davidson County, Tennessee. being a certain Condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 3, Building No. 11 in Raintree Village (a condominium) created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Registers Office, Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62-64, in said Registers Office to which reference is hereby made.

Garage Number 11 -3-G (formerly known as 11-3-6) is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to B & P PROPERTIES, by deed from THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JP MORGAN CHASE BANK N.A., AS TRUSTEE, of record as Instrument No. 20080118-0005903, dated December 31, 2007, said Register's Office.

EXHIBIT B
EXCEPTIONS

1. Davidson County taxes for 2008, a lien, but not yet due and payable.

2. Master Deed of record as Book 4753, page 140, amended in Book 4980, page 378, Book 5165, page 781, Book 5172, page 77, Instrument No. 20040428-0047940 and Instrument No. 20040826-0103606, Register's Office for said County.

3. Matters shown on the Plan of record as Book 4860, page 62, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 5193, page 821, said Register's Office.

5. Anchor Easement of record as Book 5578, page 752, said Register's Office.

6. Easement Agreement of record as Book 9418, page 950, said Register's Office.