Davidson County DEEDWARR
Recvd: 04/11/08 10:42 3 pgs
Fees:18.00 Taxes:1934.73

20080411-0036885

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| **THIS INSTRUMENT PREPARED BY:**<br>ALLEN D. LENTZ<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>POST OFFICE BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994<br>STEPHANIE N. SPECTOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.<br>My Commission Expires NOV. 22, 2010 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $522,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of April, 2008.<br><br>Notary Public<br><br>My Commission Expires: 11/22/10 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| John T. Mynatt<br>3809 Bedford Avenue, Unit 204<br>Nashville, TN 37215 | OWNER | 117-10-0-104.00 |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATLAN PROPERTIES,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN T. MYNATT,** married hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 204 of Bedford Plaza Office Condominium Development established to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bedford Plaza Office Condominium Development, of record in Instrument No. 20080225-0018414, Register's Office for Davidson County, Tennessee, and parking spaces 24 and 25 as appurtenances thereto, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all

easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, now Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being part of the same property conveyed to Katlan Properties, a Tennessee general partnership by Warranty Deed from Clifford O. Richmond, unmarried of record in Instrument No. 20061121-0144728, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for this transaction.

This conveyance is made subject to:

1. 2008 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

3. Charter for Bedford Plaza HOA of record in Instrument No. 20060828-0105797, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3914, Page 9; and in 3914/73; and in 3914/89, Register's Office for Davidson County, Tennessee.

5. Future Access Easement of record in Instrument No. 20050812-0095776, Register's Office for Davidson County, Tennessee.

6. Public Utility and Drainage Easement of record in Instrument No. 20060811-0099296, Register's Office for Davidson County, Tennessee.

7. Construction Easement Agreement of record in Instrument No. 20061121-0144729, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement of record in Instrument No. 20070306-0027275, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20070313-0030587, Register's Office for Davidson County, Tennessee.

10. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, Register's Office for said County.

This is improved property known as: **3809 Bedford Avenue, Unit 204, Nashville, TN 37215.**

**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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

**WITNESS** my hand this 10th day of April, 2008.

KATLAN PROPERTIES,
a Tennessee general partnership

By: _____, Mg. Ptr.
Lanny Hester, Managing Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lanny Hester, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of April, 2008.

_____
Notary Public

My Commission Expires: 11/22/10

STEPHANIE N. SPECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010