McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $589,800.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2008.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 06/20/08 15:02 2 pgs
Fees:13.00 Taxes:2182.26

20080620-0063870

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John A. Gholson, III	New OWner	131-030Y-001.00CO
4194 Belmont Park Terrace		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Cochran Enterprise & Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John A. Gholson, III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit "A" as set forth in the Master Deed establishing Belmont Park Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq., of record in Instrument No. 20070904-0106179, as corrected by Scrivener's Affidavit of record in Instrument No. 20070907-0107531 and as amended by Amendment To Master Deed of record in Instrument No. 20070913-0110001, Register's Office for Davidson County, Tennessee; said unit is also being shown as part of Exhibit "C" of said Master Deed.

The premises herein described is a condominium apartment established pursuant 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, and is subject to the By-Laws for the administrations thereof; also subject to easements, rights and interests in favor of other units 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; and also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belmont Park Condominiums of record in Instrument No. 20070904-0106179, as corrected by Scrivener's Affidavit of record in Instrument No. 20070907-0107531, and as amended by Amendment To Master Deed of record in Instrument No. 20070913-0110001, Register's Office for Davison County, Tennessee.

** Derivation Clause - See page 2

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of record in Instrument No. 20051114-0136580, Register's Office for Davidson County, Tennessee.
Restrictive Covenants in Instrument 20070611-0069589, Register's Office for Davidson County, Tennessee.
Master Deed in Instrument No. 20070611-0069589, as amended by Scrivener's Affidavit in Instrument No. 20070907-0107531, and Amendment To Master Deed in Instrument No. 20070913-0110001, Register's Office for Davidson County, Tennessee.
Bylaws in Instrument No. 20070904-0106179, Register's Office for Davidson County, Tennessee.

This is property known as 4194 Belmont Park Terrace, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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. Property taxes for 2008 have been prorated between the Grantor and the Grantee and said taxes, as well as any for subsequent years, are assumed by the Grantee.

Witness my/our hand(s) this 30th day of May, 2008.

Cochran Enterprise & Development, LLC

Y Ryan K. Cochran

Ryan Cochran, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ryan K. Cochran, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Cochran Enterprise & Development, LLC, the within named bargarinor, a Tennessee limited liability company, and the he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 30th day of May, 2008.

A. Scott Hubbard

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 14, 2009

File #: **08419-SH**
RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Ct. Suite 201
Brentwood, TN 37027
615 • 377 • 3319

** Being part of the same property conveyed to Cochran Enterprise & Development, LLC a limited liability company by Warranty Deed from Vossland Development, LLC, a limited liability company, dated October 4, 2005, of record as Instrument No. 20051007-0121182, Register's Office for Davidson County, Tennessee.