Davidson County DEEDWARR
Recvd: 06/27/08 11:16 3 pg
Fees:18.00 Taxes:1295.00
20080627-0066506

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Judith E. Allen<br>2041 Fransworth Drive<br>Nashville, TN 37205 | Same | Part of<br>103-14-0-122.00 |
| This instrument prepared by: Boult, Cummings, Conners & Berry (EHB)<br>1600 Division Street, Suite 700, Nashville, Tennessee 37203 | | |

## SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BELLE MEADE CENTRE PARTNERS, LLC**, a Tennessee limited liability company (**"Grantor"**) has bargained and sold, and hereby transfers and conveys to **JUDITH E. ALLEN** (**"Grantee"**), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the **"Property"**).

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2008 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the plat of record as Instrument No. 20020426-0051665 in the Register's Office of Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 2750, page 521, said Register's Office, and in any allied instruments referred to in said restrictions.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

William E. Allen
Affiant

Subscribed and sworn to before me this 26TH day of JUNE, 2008.

Barbara Kimmins
Notary Public

My Commission Expires: 8/23/2011

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

1855381 v1
104421-010 06/26/08

4. Restrictions contained in Book 3908, page 187, said Register's Office.

5. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Book 4030, page 914 and Book 4419, page 306, said Register's Office.

6. Agreement of record in Book 4085, page 118, said Register's Office.

7. Master Deed of 85 White Bridge Road Condominiums of record as Instrument No. 20070309-0029624, as amended by Instrument No. 20080627006650 4, said Register's Office.

8. Easement of record as Instrument No. 20061011-0126297, said Register's Office.

9. Stormwater Detention Agreement of record as Instrument No. 20050505-0050747, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

**This is improved property known as Unit 301 located at 85 White Bridge Road, Nashville, Davidson County, Tennessee**

Executed this 25th day of June, 2008.

BELLE MEADE CENTRE PARTNERS, LLC

By: _____
Steve W. Byers, Chief Manager

STATE OF ILLINOIS )
COUNTY OF Cook )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steve W. Byers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of Belle Meade Centre Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Chicago, Illinois, this the 25th day of June, 2008.

PERRINE E. KNIGHT
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 29, 2009

_____
Notary Public
My Commission Expires: _____

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being further described as Unit 301 of 85 White Bridge Road Condominiums established by Master Deed of record as Instrument No. 20070309-0051665, as amended by that certain First Amendment to Master Deed of record as Instrument No. 20080627-0066504, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Belle Meade Centre Partners, LLC, a Tennessee limited liability company by deed from Cavalier Building Partnership, a Tennessee general partnership, successor by merger to Cavalier Building, LLC of record as Instrument No. 20040407-0039717, dated April 6, 2004, said Register's Office.