QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $10.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS DATE

14TH DAY OF OCTOBER, 2008:

Carol M. Rand
Notary Public

MY COMMISSION EXPIRES: 01/29/09

CAROL M. RAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 11/04/08 10:23 3 pgs
Fees:17.00 Taxes:0.00
20081104-0109557

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
209 10TH AVENUE SOUTH, 301
NASHVILLE, TENNESSEE 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DY PROPERTIES II, LLC	NEW OWNER	MAP 135-0100 PARCEL 76
(NAME)	(NAME)	
303-B Ladybird Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Paul B. Warner, unmarried and Richard C. Wright, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DY Properties II, LLC,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303B of 303A – 303B Ladybird Condominiums, a Condominium Development established pursuant to the provision 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 of record in Instrument Number 20071205-0140910, in the Register's Office for Davidson County, Tennessee, 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; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

Said Unit being part of Lot No. 109 on the Plan of Town Park Estates of record in Plat Book 3300, Pages 64 and 65, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to DY Properties, II, LLC by deed from Metropolitan Nashville Airport Authority of record in Instrument Number 20070531-0064467, in the Register's Office for Davidson County, Tennessee, dated May 29, 2007.
** see below

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

This is improved property known as: 303-B Ladybird Drive, Nashville, Tennessee 37217

Witness our hand(s) this 14th day of October, 2008.

Paul B. Warner, Seller

By: Paul B. Warner
Paul B. Warner, Seller

CAROL M. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Richard C. Wright, Seller

By: R C Wright
Richard C. Wright, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Paul B. Warner,* the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledge that he executed the within instrument for the purpose therein contained *and Richard C. Wright

Witness my hand and Official Seal this 14th **day of October, 2008.**

Carol M. Rand
Notary Public

My Commission Expires: 01/29/09

**Said part further conveyed to Paul B. Warner, unmarried and Richard C. Wright, unmarried, as joint tenants in common with rights of survivorship by Warranty Deed from DY Properties, LLC of record in Instrument No. 20080102-0000130, Register's Office for Davidson County, Tennessee.

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: 3-10-12

Notary's Seal (If on paper)

