QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0

Affiant

Subscribed and sworn to me on November 21, 2008.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDQC
Recvd: 11/26/08 09:14 3 pgs
Fees:17.00 Taxes:0.00
20081126-0115695

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Velvet B. VanHoose 3826 Bedford Avenue, Unit 304 Nashville, TN 37215	SAME	117-14-0B-304.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bedford Commons II General Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Velvet B. VanHoose, single, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 304 and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 5- Third Floor Plan to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bedford Commons II, LLC, a Tennessee limited liability company from Bedford Avenue Developers, a Tennessee general partnership, by Quitclaim Deed dated May 11, 2006 of record in Instrument No. 20060512-0056272, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3826 Bedford Avenue, Unit 304, Nashville, TN 37215.

This instrument and the interest hereby released and quitclaimed are subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Declaration of Covenants, Conditions and Restrictions for Bedford Commons of record in Instrument No. 20050406-0038094, supplemented in Instrument No. 20050609-0066029, instrument No. 20050621-0070753, and Instrument No. 20060831-0107993, Registers Office for Davidson County. Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Bedford Commons II Condominium Association, Inc. of record in Instrument No. 20061101-0135853, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Bedford Commons Association, Inc. of record in Instrument No. 20050411-0039751, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Commons If Condominiums, of record in

Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee.

6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.
8. Permanent Cross Access/Joint Use Driveway Easement of record in Instrument No. 20050812-0095774, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for sanitary sewers end/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20060309-0027620, Register's Office for Davidson County, Tennessee.
10. Storm Water Quality Agreement of record in Instrument No. 20060309-0027609, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20040928-0116720, Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

WITNESS our hands on November 21, 2008.

Bedford Commons II General Partnership

By: _____

Its: G.P.

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the G.P. of Bedford Commons II G.P., the within named bargainor, and that he/she as such ITS executed the foregoing instrument for the purposes therein contained, by signing for HIMSELF by himself/herself as G.P.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of Nov. 2008.

_____
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY