Davidson County DEEDWARR
Recvd: 02/02/09 16:13 5 pgs
Fees:28.00 Taxes:3330.00
20090202-0008899

GENERAL WARRANTY DEED

To: Ebon Falcon, LLC

From: Craig L. Leipold and wife, Helen Johnson Leipold

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

PICK-UP

| Address New Owner as Follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Ebon Falcon, LLC<br>Attn: Dr. David Black<br>345 Hill Avenue<br>Nashville, TN 37210 | Same | Map 93-6-1<br>Part of Parcels 76 & 77 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $900,000.00.

Affiant

Sworn to and subscribed before me, this 29 day of January, 2009.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Notary Public

My Commission Expires:

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig L. Leipold and wife, Helen Johnson Leipold** (hereinafter collectively called the "Seller") by these presents do transfer, sell and convey unto **Ebon Falcon, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in the real estate described on Exhibit A attached hereto and incorporated herein by reference.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property known as Unit Number FU-2110, 555 Church Street, Nashville, Tennessee 37067.

Helen Johnson Leipold, wife of Craig L. Leipold, has executed this instrument to convey her marital rights in the real estate.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 28th day of January, 2009.

SELLER

Craig L. Leipold

Helen Johnson Leipold

STATE OF WISCONSIN )
)
COUNTY OF RACINE )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Craig L. Leipold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Racine, Wisconsin, this 28th day of January, 2009.

Notary Public

My Commission Expires:

3/6/11

STATE OF WISCONSIN )
)
COUNTY OF RACINE )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Helen Johnson Leipold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Racine, Wisconsin, this 28th day of January, 2009.

Notary Public

My Commission Expires:

3/6/11

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Residential Condominium Unit No. FU-2110 according to the Amended and Restated Master Deed for Cumberland Penthouses, A Condominium, of record at Instrument Number 20050527-0060253 in the Register's Office for Davidson County, Tennessee, together with an undivided share in the common elements appurtenant thereto, including, without limitation, parking rights, located at 555 Church Street, Nashville, Tennessee 37219, Map 93-6-1, Part of Parcels 76 and 77, in a project known as Cumberland Penthouses Condominiums.

Being the same property conveyed to Craig L. Leipold of record at Instrument No. 20051004-0119437, Register's Office for Davidson County, Tennessee. Helen Johnson Leipold, wife of Craig L. Leipold, has executed this instrument to convey her marital rights in the real estate.

**EXHIBIT B**

1. Taxes for the year 2009.

2. Master Deed for Cumberland Penthouses, of record at Instrument Number 20050527-0060253 in the Register's Office for Davidson County, Tennessee.

3. All matters shown on Plat recorded in Book 8250, page 512.

4. The premises herein 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 provisions and requirements 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Cumberland Penthouses, and recorded in Instrument No. 20050405-0037081, as amended and restated in Instrument No. 20050527-0060253, Register's Office for Davidson County, Tennessee.

5. Capitol Mall Redevelopment Project Restrictive Covenants of record in Book 7423, page 374; Book 8421, page 587; Book 9208, page 613; Book 10512, page 464; Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719.