SPECIAL WARRANTY DEED

P-FTB-09-0272

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Amber Pratt
Affiant

Subscribed and sworn to before me this 17th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodridge Properties, LLC	Woodridge Properties, LLC	
7325 Riverfront Drive	(NAME) 7123 Crossroads Blvd., Suite C	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	126-16-0A-596.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FIFTH THIRD BANK, NA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WOODRIDGE PROPERTIES, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 272, on the Final Plat of Riverwalk Phase 4B, of record in Instrument 200609070110507, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Fifth Third Bank NA by deed from Thomas W. Lawless, Substitute Trustee of record in Instrument 200809290098512 on September 25, 2008 and filed for record on September 29, 2008, Register's Office for Davidson County.

This conveyance is subject to the following a) 2009 County taxes which have been prorated and are assumed by Grantees b) Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Instrument 200110240115969, Instrument 200609070110507 c) Covenants, Conditions and Restrictions as set forth in Instrument 200111050121083, Instrument 200204240050565, Instrument 200404300049313, Instrument 200405060051985, Instrument 200612140154502 d) Easement(s) as shown of record in Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647, Book 751, Page 375, Book 787, Page 7, Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Instrument 200107060072536, Instrument 200109190101279, Instrument 200109190101280, Instrument 200408260103240, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 7325 Riverfront Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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.

Witness my/our hand(s) this 17th day of April, 2009.

Fifth Third Bank, NA

BY: _____
Daryl McCubbin, Vice President

BILL GARRETT, Davidson County
Trans:T20090027123 DEEDWARR
Recvd: 04/24/09 13:06 2 pgs
Fees:13.00 Taxes:194.25

20090424-0037291

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of April, 2009, before me personally appeared Fifth Third Bank, NA to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of April, 2009.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:

Homeland Title, LLC

1896 General George Patton Dr., Ste. 200

Franklin, TN 37067

Phone: (615)599-9959