# WARRANTY DEED

Return to: File Box 9-B
First Title and Escrow Co.
ftec file #28694

BILL GARRETT, Davidson County
Trans:T20090037319 DEEDWARR
Recvd: 06/04/09 14:33 3 pgs
Fees:18.00 Taxes:740.00

20090604-0051928

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

Affiant

Subscribed and sworn to me on May 26, 2009.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23896SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Tim Boyd<br>1504 18th Ave. S. #201<br>Nashville, TN 37212 | SAME AS NEW OWNERS | 104-8-L-201.00 CO |

**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, Parthenon Partners, LLC, A Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tim Boyd, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 201 as set forth in the Master Deed Establishing Cambridge Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061214-0154442 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "C" of said Master Deed.

Being part of the same property conveyed to Parthenon Partners, LLC, a Tennessee Limited Liability Company, by Deed from Jake Winston Sheridan, Jr., and wife, Hua Z. Sheridan, as tenants by the entireties, of record as Instrument No. 20061016-0128293, as corrected by Scrivener's Affidavit of record as Instrument No. 20081003-0100907, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

3. The premises herein described 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; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cambridge Condominiums of record as Instrument 20061214-0154442 in the Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "B."
4. Matters appearing on Exhibit "C" of the Master Deed of record as Instrument No. 20061214-0154442 in said Register's Office.
5. Charter of Cambridge Condominium Owners Association, Inc., of record as Instrument No. 20061207-0151615 in said Register's Office, and as Exhibit "F" to said Master Deed.
6. 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.

This property is also known as improved property located at 1504 18th Avenue South, #201, Nashville, TN 37212.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

**WITNESS** our hands on May 26, 2009.

Parthenon Partners, LLC,
a Tennessee Limited Liability Company

By: _____
Kevin McGinn, Secretary/Treasurer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Secretary/Treasurer of Parthenon Partners, LLC, the within named bargainor, and that he/she as such Secretary/Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Secretary/Treasurer.

Witness my hand, at office, on May 26, 2009.

Todd A. Bricker
Notary Public

My Commission Expires:




NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE