THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 28835-06-2009**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $661,000.00. Affiant Subscribed and sworn to before me, this 12th day of June, 2009. Notary Public My Commission Expires MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090039532 DEEDWARR
Recvd: 06/15/09 10:42 2 pgs
Fees:13.00 Taxes:2445.70
20090615-0055199

WARRANTY DEED

Address New Owner: Arnold Realty Company, LLC, a Tennessee limited liabilty company P O Box 97 Brentwood, TN 37024	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No: 117100B01100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WHITNEY, LLC, A Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arnold Realty Company, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at Unit No. PH2, 2411 Crestmoor Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Pursuant to terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee, as described in Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2009.

Whitney, LLC

BY: _____
Christopher M. James, Secretary

State of Tennessee, Davidson County

Before me, the undersigned, of the State and County aforesaid, personally appeared **Christopher M. James** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Whitney, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of Whitney, LLC, a Tennessee limited liability company, by himself as Secretary.

Witness my hand and official seal, at Nashville, Tennessee, 12th day of June, 2009.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in County, Tennessee, being Unit No. PH2 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed, of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107 and Instrument No. 20070601-0065028, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for County, Tennessee.

Being part of the same property conveyed to Whitney, LLC, a Tennessee limited liability company by Deed dated August 24, 2006 from CODA Development, LLC, a Tennessee limited liability company of record in Instrument No. 20060829-0106805 and re-recorded in Instrument No. 20060908-0111418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by Grantee.
2. 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 The Whitney, of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107 and Instrument No. 20070601-0065028, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.
5. Stormwater Quality Agreement recorded in Instrument No. 20061115-0141827, Register's Office for Davidson County, Tennessee.