STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of value of property (whichever is greater) is $115,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of July, 2008.

Notary Public
My Commission Expires: July 5, 2011

THIS INSTRUMENT PREPARED BY:
Brendi E. Kaplan, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090044740 DEEDWARR
Recvd: 07/02/09 15:38 4 pgs
Fees:23.00 Taxes:425.50
20090702-0062073

NAME AND ADDRESS NEW OWNER
Julia Velkovska, Momchil S. Velkovsky and Stoycho Velkovsky
2124 Fairfax Avenue, Unit 112
Nashville, Tennessee 37212

SEND TAX BILL TO:
SAME

Map/Parcel: 104110F11200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DOUGLAS C. JONES AND MARY L. JONES, AS CO-TRUSTEES OF THE DOUGLAS AND MARY JONES CHARITABLE REMAINDER UNITRUST, U/A DATED DECEMBER 8, 2008, hereinafter the GRANTORS have bargained and sold, and by these presents do transfer and convey unto JULIA VELKOVSKA and MOMCHIL S. VELKOVSKY, wife and husband, as tenants by the entireties as to an undivided thirty percent (30%) interest, and STOYCHO VELKOVSKY, unmarried, as to an undivided seventy percent (70%) interest, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 2124 Fairfax Avenue, Unit 112, Nashville, Davidson County, Tennessee 37212.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered

except as otherwise herein set out; and do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 1st day of July, 2009.

GRANTORS:

DOUGLAS C. JONES

MARY L. JONES

CO-TRUSTEES OF THE DOUGLAS AND MARY JONES CHARITABLE REMAINDER UNITRUST, U/A DATED DECEMBER 8, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DOUGLAS C. JONES and MARY L. JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the CO-TRUSTEES OF THE DOUGLAS AND MARY JONES CHARITABLE REMAINDER UNITRUST U/A DATED DECEMBER 8, 2008, the within named bargainors, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of THE DOUGLAS AND MARY JONES CHARITABLE REMAINDER UNITRUST U/A DATED DECEMBER 8, 2008 by themselves as Co-Trustees for the purposes therein contained.

WITNESS my hand and seal at office, this 1st day of July, 2009.

Notary Public

My Commission Expires: Sept 3 2012.

BRENDI E. KAPLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Unit No. 112 as shown on the Plan of The Cloisters Condominiums, as described in Exhibit "C" in Book 6317, Page 735, to the Master Deed for The Cloisters, of record in Book 6317, Page 688, amended in Book 6533, Page 580, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Douglas C. Jones and wife, Mary L. Jones by deed from A. Harrison Johnson, Jr., Trustee, etc. of record in Book 6538, Page 548, Register's Office for Davidson County, Tennessee dated April 19, 1985; and, being the same property conveyed to Douglas C. Jones and Mary L. Jones, as Co-Trustees of the Douglas and Mary Jones Charitable Remainder Unitrust, U/A dated December 8, 2008 by Quitclaim Deed from Douglas C. Jones and wife, Mary L. Jones of record in Instrument Number 20081219-0121436, Register's Office for Davidson County, Tennessee, dated December 19, 2008.

EXHIBIT B
Permitted Exceptions

1. City and/or County Taxes for the year 2009 and subsequent years: A lien, not yet due or payable.

2. All matters shown on the Plan of The Cloisters as described in Exhibit "C", Book 6317, Page 735 of the Master Deed of record in Book 6317, Page 688, as amended in Book 6533, Page 580, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal property Act as the same is et 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 Bylaws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easement now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloisters of record in Book 6317, Page 688, as amended in Book 6533, Page 580, Register's Office for Davidson County, Tennessee.

4. Bylaws appended to Master Deed of record in Book 6317, Page 720, Register's Office for Davidson County, Tennessee.

5. Fairfax Agreement in Book 6317, Page 678, Register's Office for Davidson County, Tennessee.

6. Charter of Cloisters on Fairfax Homeowners Association in Book 6346, Page 694, Register's Office for Davidson County, Tennessee.

7. Subject to lien for special assessment as contained in the Master Deed of record in Book 6317, Page 688, as amended in Book 6533, Page 580, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common areas and/or elements.