WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $710,000.00.

Affiant

Subscribed and sworn to me on July 28, 2009.

NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/28/09 13:46 3 pgs
Fees:18.00 Taxes:2627.00
20090728-0070659

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
M. Lee and Marilyn H. Smith 3826 Bedford Avenue #203 Nashville, Tennessee 37215	M. Lee Smith 108 Broad Way Ponte Vedra Beach, FL 32082	117-14-0B-203.00CO

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, **BEDFORD COMMONS II GENERAL PARTNERSHIP, a TN General Partnership**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **M. LEE SMITH and WIFE, MARILYN H. SMITH,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 203, together with parking space number 203, and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 4- Second Floor Plan to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bedford Commons II General Partnership, a TN General Partnership from Bedford Commons II, LLC, a TN limited liability company by Quitclaim Deed dated December 1, 2007 and recorded in Instrument No. 20090728-0070658, 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 and subsequent taxes are assumed by the Grantees; and
2. Subject to all matters as set forth on the Final Plat of Bedford Avenue Subdivision, Phase II of record in Instrument No. 20050929-0116962, Register's Office of Said County; and
3. Declarations of Covenants, Conditions and Restrictions for Bedford Commons of record in Instrument No. 20050406-0038094, supplemented in Instrument No. 20050609-0066029, Instrument No. 20050621-0070753, and Instrument No. 20060831-0107993, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); and
4. Charter of Incorporation of Bedford Commons II Condominium Association, Inc. of record in Instrument No. 20061101-0135853, Register's Office for Davidson County, Tennessee; and
5. 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 Bedford Commons II Condominiums, of record in Instrument No. 20061027-0133507, said Register's Office; and
6. Storm Water Quality Agreement of record in Instrument No. 20060309-0027609, said Register's Office; and

7. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances or record in Instrument No. 20060309-0027620, said Register's Office; and
8. Charter of Incorporation of Bedford Commons Association, Inc. of record in Instrument No. 20050411-0039751, said Register's Office; and
9. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq; and
10. Permanent Cross Access/ Joint Use Driveway Easements of record in Instrument Nos. 20050812-0095774 and 20050812-0095775, said Register's Office.; and
11. Storm Water Detention Agreement of record in Instrument No. 20040928-0116720, said Register's Office; and
12. Subject to all matters of record in Plat Book 974, Pages 64 and 65, said Register's Office; and
13. Articles of Organization of Bedford Commons II, LLC, of record as Instrument No. 20050712-0080847, said Register's Office; and
14. Easements for Sanitary Sewer and/ or Storm Drainage of record in Books 3920, page 863 and Book 3914, page 85, said Register's Office; and
15. Restrictions of record in Book 1181, page 149, said Register's Office; and
16. Storm Water Quality Agreement of record in Instrument No. 20050711-0079574, said Register's Office; and
17. 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 3826 Bedford Avenue, #203, Nashville, TN 37215.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is 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 GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 July 28, 2009.

Bedford Commons II General Partnership,
a Tennessee general partnership

By: _____
John T. Rochford
Its: G.P.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of Bedford Commons II General Partnership, a Tennessee General Partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing for Bedford Commons II General Partnership, a Tennessee General Partnership by himself as General Partner.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th day of July, 2009.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward

Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11.