WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 288,780.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 8/7/11
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090059056 DEEDWARR
Recvd: 08/28/09 10:12 2 pgs
Fees:13.00 Taxes:1068.49
20090828-0080929

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Frank Batson Homes, Inc	New Owner	Parcel ID:
120 Donelson Pike		098060B13600CO,
Nashville, TN 37214		098060B13700CO, 098060B13900CO, 098060B14000CO 098060B14200CO and 098060B14300CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Bridgewater Hermitage, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Frank Batson Homes, Inc
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit 132-D-A & B, Unit 133-D A & B, and Unit 134-D A & B on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Bridgewater Hermitage, LLC by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, Heirs of the Estate of F.E. Smith, Jr., Annie Pearl Sanders Smith and Edward Ewing Smith, of record in Instrument 20041215-0149116, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 1205, 1207, 1201, 1203, 1129, 1131 Chickadee Cir., Hermitage, TN 37076

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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 27th day of August, 2009.

Bridgewater Hermitage, LLC

By: Chief Manager
Frank C. Batson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Bridgewater Hermitage, LLC, the within named bargainer, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Frank C. Batson as such Chief Manager.

Witness my hand and official seal this 27th day of August, 2009.

My Commission Expires: 8/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.