BILL GARRETT, Davidson County
Trans:T20090083504 DEEDWARR
Recvd: 12/10/09 14:06 2 pgs
Fees:13.00 Taxes:3330.00
20091210-0113025

THIS INSTRUMENT PREPARED BY:
R. Eric Thornton, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, Tennessee 37055
CHIC 9426

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THOUSAND AND 00/100 ($900,000.00) DOLLARS, cash in hand paid by WALTER SCOTT DUBE, married, receipt of which is hereby acknowledged, DUBE AND WHITEFIELD PROPERTIES, LLC, a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto the said WALTER SCOTT DUBE, married, his heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in Davidson County, State of Tennessee and being the Penthouse Unit of The Alexander and as shown on plan recorded as Instrument No. 20070816-0098142 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Walter S. Dube, M.D., by deed from Lineberry Properties, Inc., dated June 21, 2005, and of record as Instrument No. 20050623-0072546, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Dube & Whitefield Properties, LLC by Quitclaim Deed from Walter S. Dube, MD, dated October 17, 2006, and recorded as Instrument No. 20061018-0129399 in the Register's Office of Davidson County, Tennessee.

This property is subject to terms and conditions as set forth in Master Deed and ByLaws for The Alexander a Horizontal Property Regime, recorded as Instrument No. 20070816-0098142, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Sanitary Sewers and/or Storm Drainage Easement in favor of The Metropolitan Government of Nashville and Davidson County, recorded as Instrument No. 20070118-0007490, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WALTER SCOTT DUBE, his heirs and assigns, forever. And it does covenant with the said WALTER SCOTT DUBE, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said WALTER SCOTT DUBE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, DUBE AND WHITEFIELD PROPERTIES, LLC, has caused its name to be subscribed hereto by its duly authorized officer on this the 8th day of December, 2009.

DUBE AND WHITEFIELD PROPERTIES, LLC

By: _____
Mark H. Whitefield, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MARK H. WHITEFIELD, 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 DUBE AND WHITEFIELD PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as Secretary.

WITNESS MY HAND and official seal ~~at office in said County~~ this 8th day of December, 2009.

NOTARY PUBLIC

ERIC THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXP. 05-23-2011

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

12/8/09

AFFIANT

Sworn to and subscribed to before me this ~~8th day of December,~~ 2009.

NOTARY PUBLIC

ERIC THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXP. 05-23-2011

My Commission Expires: _____

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Map & Parcel 131020V40100CO

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. WALTER SCOTT DUBE
1144 Safety Harbor Cove
Old Hickory, TN 37138