WARRANTY DEED

G-VRE-10-520

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-24-2012
(AFFIX SEAL).

JANE A. SWARTZ NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP, PARCEL NUMBERS
Harold G. McNeil III	Brand Mtg. Group.	
520 Madison Street (ADDRESS)	6224 Sugarloaf Pkwy Ste 200 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Duluth, GA 30097 (CITY) (STATE) (ZIP)	82-13-D-104.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GERMANTOWN MADISON SQUARE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAROLD G. MCNEIL III , AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 104, GERMANTOWN MADISON SQUARE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20061019-0129740, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO GERMANTOWN MADISON SQUARE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM CORE DEVELOPMENT SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 29TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060929-0121024, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 10, PAGE 604; BOOK 9183, PAGE 130; BOOK 11626, PAGE 280; INSTRUMENT NUMBER 20060912-0113067; 20060929-0120772; 20061019-0129740; 20061220-0156745; AND INSTRUMENT NUMBER 20061214-0154052, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 520 Madison Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100019924 DEEDWARR
Recvd: 04/06/10 10:22 2 pgs
Fees:13.00 Taxes:479.15
20100406-0025548

Witness my/our hand(s) this 2nd day of April, 2010.

Germantown Madison Square, LLC

BY: _____
Aaron White, President/ Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of April, 2010, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President/ Chief Manager of Germantown Madison Square, LLC, the within named bargainor, a limited liability company, and that he/she as such President/ Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2010.

_____
Notary Public

My Commission Expires: 01/07/2013



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903