PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100023037 DEEDWARR
Recvd: 04/19/10 13:09 2 pgs
Fees:13.00 Taxes:2775.00
20100419-0029304

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 50394
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melissa Langley James C. King III 4004 Iroquois Ave Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 117140C23000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The 218 Building, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa Langley and James C. King III, a one-half interest each as Tenants in Common** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 230 as created by the Master Deed of Bedford Commons 1 Condominiums, recorded in Instrument No. 20060622-0074805 and amended in Doc. No. 20060816-0101058 and Doc. No. 20100412-0027652 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Condominium Unit being located on that Tract of Parcel of land lying and being Lot 5, Final Plat, Bedford Avenue Subdivision, Phase 2 of record in Instrument No. 20050929-0116962, said Register's Office for Davidson County, Tennessee

Being the same property conveyed to The 218 Building, LLC, by Special Warranty Deed from Bedford Commons, I, LLC, a Tennessee limited liability company, dated Aug. 15, 2006 and recorded Aug. 17, 2006 of record in Doc. No. 20060817-0101605, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20050929-0116962 and as shown as an Exhibit to the Master Deed in Doc. No. 20060622-0074805 amended in Doc. No. 20060816-0101058 and Doc. No. 20100412-002765, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Storm Water Quality Agreement of record in Doc. No. 20050711-0079574, said Register's Office. Easement for Bedford Commons of record in Doc. No. 20050609-0066029, said Register's Office. Permanent Cross Access/Joint Use Driveway Easement of record in Doc. No. 20050812-0095775, said Register's Office and Future Access Easement of record in Doc. No. 20050812-0095776, said Register's Office. The provisions of the condominium Master Deed of record in Doc. No. 20060622-0074805, amended in Doc. No. 20060816-0101058, and Doc. No. 20100412-0027652, Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20050406-0038094, Doc. No. 20050609-0066029, and Doc. No. 20050621-0070753, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

Further Grantor herein reserves a first right to purchase this property in the event of the sale of the property by Grantee to any third party, which right does not include, and shall be extinguished by, transfers to Grantee's spouse, between Grantees as spouses, conveyance to a trust for the benefit of Grantee(s) or transfers outright to a member of Grantee's family.

This is improved property, known as: 3817 Bedford Avenue, Unit 230, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2010.

The 218 Building, LLC

By: Daniel C. Todd
Title: **Chief Manager**

The 218 Building, LLC

By: John F. Floyd
Title: **Secretary**

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Daniel C. Todd and John F. Floyd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Chief Manager and Secretary, respectively**(or other officer authorized to execute this instrument) of **The 218 Building, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 16th day of April, 2010.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $750,000.00

Affiant

Sworn and subscribed before me this the 16th day of April, 2010.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public