BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Judith L. Torchia 1128 Banbury Lane Brentwood, TN 37027	Same	Portion of: Map 161 Parcel 08400

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater, is $400,000.00

Affiant

Sworn to and subscribed before me this 15 day of December 2010.

Notary Public

My commission expires:_____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **WM, LLC** (the "Grantor"), a Tennessee limited liability company, has this day bargained and sold and does hereby transfer and convey unto the said **Judith L. Torchia** (the "Grantee"), unmarried, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Unit 3 on the Plat of Williams Place Business Condominiums, a horizontal property regime, as identified on Exhibit B of the Declaration recorded as Instrument No. 20101109-0090029, Register's Office for Davidson County, Tennessee, and submitted pursuant to the provisions of the Tennessee Condominium Act of 2008, as codified in Tennessee Code Annotated ("T.C.A.") § 66-27-201, *et seq.*

Being the same property conveyed to Harris H. Williams and wife, Rebecca W. Williams, as to a 95 % undivided interest, and WM, LLC, a Tennessee limited liability company, as to a 5% undivided interest, as tenants in common, by deed from Jerry M. Turrentine and wife, Betty A. Turrentine, of record in Book 11447, Page 287, and Re-recorded in Book 11491, page 514, Register's Office for Davidson County, Tennessee. The said Harris H. Williams and wife, Rebecca W. Williams having conveyed all their right, title and interests to WM, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20010405-0033173, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100079509 DEEDWARRSP
Recvd: 12/17/10 12:22 3 pgs
Fees:18.00 Taxes:1480.00
20101217-0100506

This is improved property known as: Unit 3 of Williams Place Business Condominiums, 5714 Edmondson Pike, Nashville, Davidson County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness its hand this 14th day of December 2010.

GRANTOR: WM, LLC, a Tennessee limited liability company

By: _____
Julia R. Mendl, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Julia R. Mendl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager of **WM, LLC,** a Tennessee limited liability company, the within-named bargainor, and that she, as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing her name as Chief Manager on behalf of herself and the Company, and that she is authorized to execute the foregoing instrument on behalf of the Company.

Witness my hand and seal, at office in Brentwood, Tennessee, this 14th day of December 2010.

_____
NOTARY PUBLIC

My Commission Expires:
11-7-2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2011 and subsequent years, a lien, but not yet due and payable. Payment thereof expressly assumed by the Grantee.
2. The Plan of record in Instrument No. 20101109-0090029, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.
3. Subject to all matters as shown on PUD Boundary & Subdivision Plat of Williams Home Place of record in Book 11700, page 1,Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, as amended and is subject to the provisions of and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, lens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Williams Place Business Condominiums, of record in Instrument No. 20101109-0090029, Register's Office for said County, and By-laws appended thereto.
5. Stormwater Detention Agreement of record in Instrument No. 20010117-0004856, Register's Office for Davidson County, Tennessee.
6. Terms and conditions of a Reciprocal Easement Agreement, of record in Book 1443, page 152, said Register's Office, dated 04/20/1999.
7. Charter of WM, LLC, of record in Book 11462, page 359, amended and restated articles of record in Instrument No. 199912140303171, Register's Office for Davidson County, Tennessee.