BILL GARRETT, Davidson County
Trans:T20110006916 DEEDWARR
Recvd: 02/02/11 15:26 5 pgs
Fees:28.00 Taxes:1151.62
20110202-0009522

(Above space reserved for Recording Data)

Being the same property conveyed to Morgan Valley Properties, LLC, by Special Warranty Deed from Cumberland Penthouses, LLC, recorded as Instrument No. 20050729-0089046, Register's Office for Davidson County, Tennessee.

(ABOVE SPACE RESERVED FOR RECORDING DATA)

Prepared by:

John P. Hines, Esq.
The Hines Firm
1800 Peachtree Road, NW
Suite 600
Atlanta, Georgia 30309

Map and Parcel #:
093-06-1-C 125.00 CO

AFTER RECORDING RETURN TO:

METROPOLITAN TITLE AGENCY, INC.
1820 The Exchange, Suite 550
Atlanta, Georgia 30339
Phone: 770-933-0073
FAX: 770-933-0233

New Owner & Mail Tax Bills to:
Nashville Investments LLC
1800 Peachtree Road NW #600
Atlanta, GA 30309

STATE OF FLORIDA

COUNTY OF SARASOTA

LIMITED WARRANTY DEED

THIS INDENTURE is made this 19 day of January, 2011 by and between **MORGAN VALLEY PROPERTIES, LLC**, a Georgia limited liability company, hereinafter referred to as "Grantor," and **NASHVILLE INVESTMENTS, LLC,** a Georgia limited liability company, hereinafter referred to as "Grantee" (the terms Grantor and Grantee to include their respective heirs, successors executors, administrators, legal representatives and assigns where the context hereof requires or permits),

WITNESSETH:

THAT, Grantor, for an in consideration of the sum of Ten Dollars ($10), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby

grant, bargain, sell, alien, convey and confirm unto Grantee all those parcels of land lying and being situated in Davidson County, Nashville, Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto.

This conveyance is made subject to those certain matters described on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND SAID GRANTOR will warrant and forever defend the right and title to the above-described property unto said Grantee against the claims of all persons claiming, owning or holding by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires: June 28 2014

[NOTARY SEAL]

MARCELO A. DEL POZO
My Comm. Expires June 28, 2014
No. DD 992762
NOTARY PUBLIC
STATE OF FLORIDA

MORGAN VALLEY PROPERTIES, LLC,
a Georgia limited liability company

(SEAL)
CARL BLACK, Manager

L:\A J\CARL BLACK\MORGAN VALLEY\PURCHASE OF NASHVILLE CONDO - MORGAN VALLEY TO NASVILLE INVESTMENT\LIMITED WARRANTY DEED.DOC

I hereby affirm that the actual consideration or true value of this transfer for Tennessee recording tax purposes is $311,249.59.

WITNESSES

Teresa Littleton

Lee Redlem

MEMBER:

NASHVILLE INVESTMENTS, LLC

By: _____
John P. Hines, Member

NOTARY:

STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was acknowledged before me this 25th day of January, 2011, by JOHN P. HINES, who is personally known to me.

[Signature of Notary]

[Notary Seal:]

SARAH BATY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES FEB. 11, 2014

Exhibit "A" – Legal Description

Real Property in Davidson County, Tennessee, being Unit No. FU-2303, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Plus parking spaces 1-2 and 1-4

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2011 and subsequent years not yet due and payable.

2. Master Deed for Cumberland Penthouses, A Condominium, and the By-Laws attached thereto, of record as Instrument No. 20050405-0037081, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office.

3. All matters as shown on the plan of record in Book 8250, Page 512, said Register's Office.

4. Subject to Capitol Mall Redevelopment Project containing restrictive covenants of record in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613; Book 10512, Page 464, Instrument No. 20020626-0076795; and Instrument 20050124-0008719, said Register's Office.