WARRANTY DEED BILL GARRETT, Davidson County Trans:T20110024919 DEEDWARR Recvd: 04/28/11 08:32 2 pgs Fees:13.00 Taxes:377.40 20110428-0032392	State of Tennessee County of Rutherford The actual consideration or value, whichever is greater, for this transfer is $102,000.00 Cheryl Mote Affiant Subscribed and Sworn to before me, this 27th day of April, 2011. Priscilla Goodson Notary Public My commission expires: 2-22-2015 PRISCILLA GOODSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
C2 Construction, LLC 3354 Perimeter Hill Dr. Ste. 142B Nashville, TN 37211	Same	142-15-C 129.00co

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Anna Richmond, formerly known as Anna K. Percy, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto C2 Construction, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being unit 129 BRECKENRIDGE Condominiums, as shown on plat of record in Plat Book 6808, page 45, 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 the same property conveyed to Anna K. Percy, now known as Anna Richmond, a married person, by Warranty Deed from Karen O. Wikerson Romine and husband, Robert Romine recorded on the 18th day of January, 2007 in instrument number 20070118-0007279 in the Register's office of Davidson County, Tennessee.

This conveyance is made subject to (1) any and all existing easements of record (2) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (3) all matters that appear on the plat of record in Plat Book 6808, page 45 in the Register's Office, Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 129 Hicks Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of April, 2011.

Anna Richmond

Anna Richmond, formerly known as Anna K. Percy

Bradley Richmond

Bradley Richmond as husband of Anna Richmond joins in this conveyance to convey his marital interest and any other interest he has in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anna Richmond, formerly known as Anna K. Percy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/7/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bradley Richmond, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2011.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/7/13