BILL GARRETT, Davidson County
Trans:T20110052111 DEEDWARRSP
Recvd: 08/24/11 09:47 4 pgs
Fees:23.00 Taxes:3276.35
20110824-0065392

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Murrah Ventures, LLC 3811 Bedford Avenue Unit No. 201 Nashville, TN 37215	P.O. Box 158187 Nashville, TN 37215	Map: 117-10-C Parcel: 201 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BEDFORD INVESTMENTS**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MURRAH VENTURES, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 201 of Bedford Plaza Office Condominium Development 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, under the Master Deed establishing Bedford Plaza Office Condominium Development, of record in Instrument No. 20080225-0018414, as amended in Instrument No. 20080411-0036887, as further amended in Instrument No. 20110824-0065389, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests 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 thereof, now Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

BEING part of the same property conveyed to Bedford Investments, a Tennessee general partnership, of record in Instrument No. 20110517-0037844, Register's Office of Davidson County, Tennessee.

Subject to:

1. The current year real property taxes.

2. All matters shown on the Plan of Final Plat Bedford Avenue Subdivision, Phase 3, of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 3914, Page 9, Book 3914, Page 73 and Book 3914, Page 89, said Register's Office.

4. Future Access Easement, of record in Instrument No. 20050812-0095776, said Register's Office.

5. Public Utility and Drainage Easement, of record in Instrument No. 20060811-0099296, said Register's Office.

6. Stormwater Detention Agreement, of record in Instrument No. 20070306-0027275, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20070313-0030587, said Register's Office.

8. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq., of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights an interest in favor of other unit owners and all sewer, water, electrical, telephone can other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, as amended in Instrument No. 20080411-0036887, as further amended by Instrument No. 20110824006538 9 Register's Office for Davidson County, Tennessee.

   Assignment of Developer's Rights of record in Instrument No. 20110517-0037841, said Register's Office.

9. By-Laws attached as Exhibit "F" to the Master Deed for Bedford Plaza Office Condominiums, a horizontal property regime of record in Instrument No. 20080225-0018414, said Register's Office.

10. All matters shown on the plan attached as Exhibit "C" to the Master Deed for Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, as amended in Instrument No. 20080411-0036887, said Register's Office.

11. Charter for Bedford Plaza HOA of record in Instrument No. 20060828-015797, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, representatives and assigns forever.

And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

And Grantor does further covenant and bind itself, its successors, representatives and assigns, to warrant and forever defend the title to the land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise.

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.

(Signature page to follow)

IN WITNESS WHEREOF, the undersigned, has hereunto subscribed her name on this 23rd day of August, 2011.

BEDFORD INVESTMENTS, a Tennessee general partnership

By: _____
MONTGOMERY G. TURNER, SR.,
Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Montgomery G. Turner, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained and who further acknowledged that he is a Partner of BEDFORD INVESTMENTS, a Tennessee general partnership, and is authorized by the Partnership to execute this instrument on behalf of the Partnership.

WITNESS my hand and official seal at office on this 23rd day of August, 2011.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

_____
NOTARY PUBLIC
My Commission expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $885,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 23rd day of August, 2011.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

_____
NOTARY PUBLIC
My Commission expires: 1/6/14