# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00**

Affiant

Subscribed and sworn to before me, this 26th day of September, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JERE FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDERSSS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lee Anne Patterson | Pinnacle National Bank | 131-5-C |
| (NAME) | (NAME) | (MAP) |
| 511 Almonte Court | 150 3rd Avenue South Suite 900 | 511.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37215 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, YAP Investments, Ltd., a Delaware corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lee Anne Patterson, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 511 of The Hillsborough Condominiums, a Horizontal Property Regime, located in Nashville, TN, as show and described in a Master Deed recorded in Book 6822, page 721, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Hillsborough Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6822, page 721, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to YAP Investments, Ltd., a Delaware corporation, by deed from Thomas Lance McKinnon and spouse, Suzanne McKinnon, of record in Book 10722, page 578, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 511 Almonte Court, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110059851 DEEDWARR
Recvd: 09/27/11 10:26 2 pgs
Fees:13.00 Taxes:1332.00
20110927-0074653

Witness my/our hand(s) this 20 day of September, 2011.

YAP Investments Ltd.

By:_____
Gary M. Katz, Secretary and Director

STATE OF New York
COUNTY OF New York

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary M. Katz, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary and Director of YAP Investments Ltd. the within named bargainor, a corporation, and that he as such Secretary and Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Gary M. Katz, as such Secretary and Director.

Witness my hand and official seal at office at New York NY, on this the 20 day of September, 2011.

_____
Notary Public

My Commission Expires:

2/13/2014

ADAM J. GRABOIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GR6140803
Qualified in New York County
My Commission Expires February 13, 2014