Prepared by and return to:
WISEMAN BRAY PLLC
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Map & Parcel# 117-14-0B-204.00CO

BILL GARRETT, Davidson County
Trans:T20110066452 DEEDWARR
Recvd: 10/24/11 14:58 4 pgs
Fees:22.00 Taxes:0.00
20111024-0082658

WARRANTY DEED

Property Address & New Owner :
DIANNE SAWYER,
TRUSTEE OF THE DIANNE SAWYER
REVOCABLE LIVING TRUST
3826 Bedford Avenue, Unit 204
Nashville, TN 37215

Mail Tax Statement to:
Dianne Sawyer
200 Kingsridge Blvd.
Tullahoma, TN 37388

The GRANTOR, **DIANNE M. SAWYER**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

DIANNE SAWYER, TRUSTEE OF THE DIANNE SAWYER REVOCABLE LIVING TRUST, dated August 10, 2011

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 204 and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20061027-0133507, Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 4-Second Floor Plan to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SAM SAWYER, SR. and wife, DIANNE M. SAWYER, by deed of record as Instrument No. 20080808-0081793. Said SAM SAWYER, SR. died December 11, 2010, and property passed to DIANNE M. SAWYER as the surviving tenant by the entirety.

This conveyance is made subject to the following:

1. Subject to all matters as set forth on the Condo Plan of record in Plat Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee; and

2. Declarations of Covenants, Conditions and Restrictions for Bedford Commons of record in Instrument No. 20050406-0038094, supplemented in Instrument No. 20050609-0066029, Instrument No. 20050621-0070753, and Instrument No. 20060831-0107993, Register's Office of Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the

extent that the covenants, conditions or restriction (a) is exempt under title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); and

3. Charter of Incorporation of Bedford Commons II Condominium Association, Inc. of record in Instrument No. 20061101-0135853, Register's Office for Davidson County, Tennessee; and

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Commons II Condominiums, of record in Instrument No. 20061027-0133507, said Register's Office; and

5. Storm Water Quality Agreement of record in Instrument No. 20060309-0027609, said Register's Office; and

6. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances or record in Instrument No. 20060309-0027620, said Register's Office; and

7. Charter of Incorporation of Bedford Commons Association, Inc. of record in Instrument No. 20050411- 0039751, said Register's Office; and

8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq.; and

9. Permanent Cross Access & Joint Use Driveway Easements of record in Instrument No. 20050812-0095774 and Instrument No. 20050812-0095775, said Register's Office; and

10. Storm Water Detention Agreement of record in Instrument No. 20040928-0116720, said Register's Office; and

11. Subject to all matters of record in Plat Book 974, Page 64 and 65, said Register's Office; and

12. Articles of Organization of Bedford Commons II, LLC, of record as Instrument No. 20050712-0080847, said Register's Office; and

13. Easement for sanitary sewer and/or storm drainage of record in Book 3914, Page 85 and Book 3920, Page 863, said Register's Office; and

14. Storm Water Quality Agreement of record in Instrument No. 20050711-0079574, said Register's Office; and

15. Subject to any and all zoning regulations, building restrictions, setback lines if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 23 day of September, 2011, by the undersigned.

Dianne M. Sawyer

DIANNE M. SAWYER

STATE OF TENNESSEE

COUNTY OF Coffee

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DIANNE M. SAWYER** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 23rd day of September, 2011.

Theresa M. Moore

NOTARY PUBLIC

My Commission Expires: 07/06/15

THERESA M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF Shelby

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Larry R Bray

AFFIANT

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

Janet Hill

NOTARY PUBLIC

JANET HILL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: My Comm. Exp. 7-17-2012