RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11121694

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of December, 2011.

Notary Public
My Commission Expires: 7-8-2013

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110082484 DEEDWARR
Recvd: 12/29/11 12:38 2 pgs
Fees:13.00 Taxes:1480.00
20111229-0101827

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
D. Lynn Dabney 700 12th Ave South #806 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-13-0 D 067.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **806 Property, LLC a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **D. Lynn Dabney**,* ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

Land in Davidson County, Tennessee, being Unit No. R 806, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from CJUF II Terrazzo LLC, a Delaware limited liability company to 806 Property LLC, a Tennessee limited liability company as recorded on the 3rd day of August, 2010 in Instrument No. 20100803-0060767, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the RESUBDIVISION PLAT OF LOT 1 SECTION SIXTY-FIVE EDGEHILL ESTATES, as recorded in Instrument No. 20051116-0138405.

Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Edgehill Urban Renewal Project of record in Book 6236, Page 263.

Easement retained in Ordinance No. 72-317 and of record in Book 4643, Page 498.

Stormwater Detention Agreement with the Metropolitan of Nashville and Davidson County, recorded at Instrument No. 20060615-0071504.

Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances with the Metropolitan Government of Nashville and Davidson County, recorded as Instrument No. 20060615-0071498.

Charter of Terrazzo Condominium Association, Inc. recorded at Instrument Nos. 20081223-0122305 and 20090828-0080937.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TERRAZZO, A CONDOMINIUM of record in Instrument No. 20081223-0122167, as amended by instrument(s) of record in Instrument Nos. 20090213-0012915, 20090316-0023301, 20090325-0026808 and 20090827-0080784; also subject to 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 building thereon.

Terms and Conditions of Memorandum of Lease recorded at Instrument No. 20081009-0102619 and Modification of Memorandum of Lease recorded at Instrument No. 20081230-0123644.

Terms and Conditions of Memorandum of Lease recorded at Instrument No. 20081205-0117745.

Joinder of Mortgagee recorded at Instrument Nos. 20081223-0122168 and 20090914-0085597.

This is improved property located at 700 12th Ave South # 806 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2011.

806 Property LLC, a Tennessee limited liability company

BY: Paul D. Gilbert, as member
Paul D. Gilbert, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul D. Gilbert, with whom I am personally acquainted, and who upon oath acknowledged himself to be a member of 806 Property LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instruction for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 23RD day of December, 2011.

Notary Public
My Commission Expires: 9.9.14

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY