File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120011547 DEEDWARR
Recvd: 02/16/12 09:15 3 pgs
Fees:18.00 Taxes:4255.00
20120216-0013536

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 51153
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Reginald Clown Prince, LLC. A Tennessee limited liability company 211 Commerce Street, Suite 800 Nashville, Tennessee 37201	SAME

TAX MAP-PARCEL NUMBERS: 11710007600

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **2103 Crestmoor Partnership, a Tennessee general partnership**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reginald Clown Prince, LLC. A Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING THE WESTERLY 80 FEET OF LOT 2 AND THE EASTERLY REAR 3 FEET OF LOT 3, BLOCK A, HILLSBORO VIEW DEV. CO., AS OF RECORD IN PLAT BOOK 974, PAGES 64 & 65 , RODC, TN, AND DESCRIBED ACCORDING TO A JANUARY 2012 SURVEY BY PHILLIP E. HOLMES, JR., TENESSEE REGISTERED LAND SURVEYOR AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF CRESTMOOR ROAD AT THE SOUTWESTERLY CORNER OF THE SUBJECT PROPERTY,

THENCE NORTH 02 DEG 03 MIN 29SEC EAST 175.02 FEET TO AN IRON PIN;

THENCE SOUTH 87 DEG 04 MIN 37 SEC EAST 83.00 FEET TO AN IRON PIN;

THENCE SOUTH 03 DEG 02 MIN 12 SEC WEST 175.00 FEET TO AN IRON PIN;

THENCE NORTH 87 DEG 04 MIN 47 SEC WEST 80.01 FEET TO THE POINT OF BEGINNING CONTAINNING 0.33 ACRES

Being the same property conveyed to 2103 Crestmoor Partnership, a general partnership of William H. Johnson, Howard D. Baldridge and Burton P. Grant, by Warranty Deed from H.B.H. Enterprises, a Tennessee partnership of Frances Hollo, Dr. Andrew Berczi and Gene Hollo dated April 18, 1984 and recorded on April 18, 1984, of record in Book 6272, page 784, Register's Office for Davidson County, Tennessee. The said Howard D. Baldridge has since died. By Quitclaim deed dated September 17, 1992, recorded September 30, 1992, of record in Book 8742, page 944, said Register's Office, Mary Elizabeth Clay Poole Baldridge, Kay Baldridge Campbell and Beverly Baldridge, Co-Executors of the Estate of Howard D. Baldridge, deceased, conveyed their interest in subject

property to 2103 Crestmoor Partnership, a Tennessee general partnership composed of William H. Johnson and Burton P. Grant.

This instrument is executed on behalf of Burton P. Grant, Partner of 2103 Crestmoor Partnership, a Tennessee general partnership by Mimi Grant Verner pursuant to a Power of Attorney executed by him on the 12th day of March, 2009, of record in Instrument No. 0022584, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

Description Reference: Described according to boundary survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor dated January 2012, File/Job No. 12004.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 974 pages 64 and 65, said Register's Office.

This is improved property, known as: 2103 Crestmoor Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of February, 2012.

2103 Crestmoor Partnership, a Tennessee general partnership

Burton P. Grant by Mimi Grant Verner, Atty-In-Fact

By: Burton P. Grant by Mimi Grant Verner, Atty-In-Fact
Title: **Partner**

2103 Crestmoor Partnership, a Tennessee general partnership

By: William H. Johnson William H. Johnson
Title: **Partner**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **William H. Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Partner** (or other officer authorized to execute this instrument) of **2103 Crestmoor Partnership, a Tennessee general partnership**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 15th day of February, 2012.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Mimi Grant Verner** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Burton P. Grant, Partner of 2103 Crestmoor Partnership, a Tennessee general partnership** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

EXHIBIT "A"

To

Warranty Deed

FROM: 2103 Crestmoor Partnership, a Tennessee general partnership

TO: Reginald Clown Prince, LLC. A Tennessee limited liability company

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mimi Grant Verner, Affiant

Sworn to and subscribed before me this 15th day of February, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00

Affiant

Sworn and subscribed before me this the 15th day of February, 2012.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Wldoc: Deed Wty—12/92