THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020355** BILL GARRETT, Davidson County Trans:T20120016042 DEEDWARR Recvd: 03/05/12 13:15 2 pgs Fees:13.00 Taxes:9250.00 20120305-0019090	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2012. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner: B. Edward Ewing 3824 Cedar Springs Road Suite 407 Dallas, TX 75219	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-14-419.00

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, **Bailey P. Robinson III and wife, Laura Sue Robinson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **B. Edward Ewing**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3 on the Final Plat of Bedford Avenue Subdivision Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bailey P. Robinson, III and wife, Laura Sue Robinson by Special Warranty Deed from Bedford Land Holdings, a Tennessee general partnership, recorded on the 13th day of July, 2007 in Instrument No. 20070713-0083714, 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 plat of BEDFORD AVENUE SUBDIVISION PHASE 2, as recorded in Plat Book 974, Page(s) 64 and 65 and Instrument No. 20050929-0116962.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20050406-0038094, supplemented at Instrument Nos. 20050406-0038094, 20050621-0070753, and 20060831-0107993.

Storm Water Quality Agreement recorded at Instrument No. 20060309-0027609.

Permanent Cross Access/Joint Use Driveway Easement recorded at Instrument No. 20050812-0095774.

This is improved property located at 3818 Bedford Ave Nashville TN 37215

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 2nd day of March, 2012.

Bailey P. Robinson III

Laura Sue Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bailey P. Robinson III and Laura Sue Robinson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2012.

Notary Public
My Commission Expires: _____

