WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIRT WEBSTER	New Owner	MAP 92-16 A PAR 700CO
(NAME)	(NAME)	
P.O. Box 23015		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RICHARD RUSSELL REALTY, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRT WEBSTER**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 100 B, as shown on Exhibit A to the Third Amendment to Master Deed Establishing Horizontal Property Regime of Georgetown Place Office Condominiums of record in Instrument No. 20101026-0085765, Register's Office for Davidson County, Tennessee, and originally shown as Exhibit "A-1" on the First Amendment to the Master Deed for Georgetown Place Office Condominiums of record in Book 6431, page 85, said Register's Office, which amended the Master Deed of record in Book 6241, page 303, said Register's Office, which failed to attach the Plan as an Exhibit. Said Master Deed was further amended by Second Amendment thereto of record in Instrument No. 20010425-0041027, said Register's Office, together with an undivided interest in the common elements and other rights set forth in such Master Deed and Amendments heretofore referenced and by Master Deed, as revised, being part of Section One on the Plan of Georgetown Place, of record in Book 6050, page 30, said Register's Office.

Being a portion of the same property conveyed to RICHARD RUSSELL REALTY, LLC by deed of record in Book 9495, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is unimproved property, known as 33 MUSIC SQUARE WEST, SUITE 100B, NASHVILLE, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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:T20120020838 DEEDWARR
Recvd: 03/22/12 13:35 2 pgs
Fees:13.00 Taxes:1372.70
20120322-0024450

Witness my hand(s) this 15th day of March, 2012.

RICHARD RUSSELL REALTY, LLC

BY: Barry C. Coburn, as Chief Manager and Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, Barry C. Coburn, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and Member of the RICHARD RUSSELL REALTY, LLC the within named bargainor, and corporation/limited liability company, and that he as such Chief Manager and Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability company, by the said Barry C. Coburn as such Chief Manager and Member.

WITNESS my hand and official seal this 15th day of March, 2012.

NOTARY PUBLIC

My commission expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.