BILL GARRETT, Davidson County
Trans: T20120039272 DEEDWARR
Recvd: 05/30/12 09:23 2 pgs
Fees: 13.00 Taxes: 980.50
20120530-0046479

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and Sworn to before me, this 29th day of May, 2012.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1-7-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
C & O Properties 906 Harpeth Valley Place Nashville, TN 37221	C & O Properties c/o Bob Officer 906 Harpeth Valley Place Nashville, TN 37221	12716003700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Bradshaw Ford Properties, a General Partnership,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **C & O Properties**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Harpeth Valley Office Park, a Planned Unit Development, of record in Plat Book 11700, page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bradshaw Ford Properties, a general partnership, by deed from French River Development Company, L.L.C., of record in Instrument No. 20010302-0019754, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 11700, Page 9, said Register's Office.

Subject to Declaration of Covenants, Conditions, Restrictions and By-Laws of Harpeth Valley Office Park, of record in Book 11651, page 501, said Register's Office.

This is (x) improved ( ) unimproved property known as 900 Harpeth Valley Place, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 29th day of May, 2012.

Bradshaw Ford Properties

By: Jere T. Bradshaw, Jr.
JERE T. BRADSHAW, JR., Partner

By: John H Ford by Jere T. Bradshaw, Jr. - Attorney in fact
JOHN H. FORD, Partner
By Jere T. Bradshaw, Jr. by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared JERE T. BRADSHAW, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of BRADSHAW FORD PROPERTIES, a general partnership, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Jere T. Bradshaw, Jr., as partner.

Witness my hand and seal this 29th day of May, 2012, at Brentwood, Tennessee.

My Commission Expires:

1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On May 29, 2012, before me personally appeared Jere T. Bradshaw, Jr. to me known to be the person who executed the foregoing instrument in behalf of JOHN H. FORD and acknowledged that he executed same as the free act and deed of said JOHN H. FORD, Partner of Bradshaw Ford Properties, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May, 2012.

My Commission Expires:

1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public