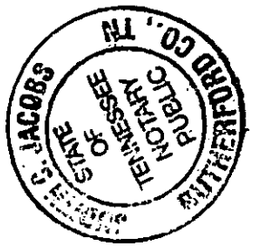
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-20-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Martin	New Owner	093110C03900CO
(NAME)	(NAME)	
9298 Haunt Hollow Rd		
(ADDRESS)	(ADDRESS)	
Unionville, TN 37180		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Southern Property Group, a Tennessee limited liabilty company**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert A. Martin**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 39, on the plan of Rutledge House Condominiums, of record in Plat Book 11700, Page 26, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 11687, Page 739, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Terry Rose and Thayne Fugal by Deed from Kurt L. Wallach and Marilyn G. Wallach, as Trustees of teh Amendment and Restatement of the Kurt L. Wallach Living Trust dated December 8, 1996 and Marilyn G. Wallach and Kurt L. Wallach, as Trustees of the Amendment and Restatement of the Marilyn G. Wallach Living Trust dated December 8, 1996, dated 10/20/2004 and filed for record on 10/26/2004 in Instrument 200410260128859, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry Rose by Deed from Thayne Fugal and Terry Rose, dated 05/20/2005 and filed for record on 05/23/2005 in Instrument 200505230058105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Bickford, married by Deed from Terry Rose, dated 10/31/2005 and filed for record on 11/02/2005 in Instrument 200511020132864, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southern Property Group LLC by Deed from Paul A. Bickford, dated

BILL GARRETT, Davidson County
Trans:T20120058371 DEEDWARR
Recvd: 08/07/12 10:58 3 pgs
Fees:18.00 Taxes:555.00
20120807-0070223

March 6, 2006 and filed for record in instrument #20060406-0039619, Davidson County, Tennessee.

Paul A. Bickford and Kendis D. Bickford joins in this conveyance to convey any and all rights they may have in this property.

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

unimproved ☐

This is improved ☑ property, known as 10 Middleton Street, Nashville, TN 37210
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness our hands this 21 day of JULY, 2012

Paul A. Bickford

Kendis D. Bickford

Paul A. Bickford, its Member

Kendis D. Bickford, its Member

State of _____
County of _____

Personally appeared before me Paul A. Bickford and Kendis D. Bickford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of _____, _____.

Notary Public _____
My Commission Expires: _____

SEE ATTACHED

State of _____
County of _____

Personally appeared before me, a notary public in and for the state and county aforementioned, Paul A. and Kendis D. Bickford with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be members of Southern Property Group, LLC and that he/she as such members executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself/herself as members.

WITNESS my hand and seal this _____ day of _____, _____.

Notary Public _____
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

ACKNOWLEDGMENT

State of California
County of ORANGE)

On JULY 21, 2012 before me, PETER A. ROMEO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared PAUL A. BICKFORD AND KRISTIN D. BICKFORD
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

PETER A. ROMEO
COMMISSION # 1865263
Notary Public - California
COUNTY of ORANGE
Comm. Expires OCT.15, 2013

WARRANT DEED