SPECIAL WARRANTY DEED

FROM: Tim Hill and wife, Tina Hill, collectively, the Grantor

TO: West Nashville Condos, LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

Address New Owner (s) As Follows:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Number
West Nashville Condos, LLC 2002 Richard Jones Road Suite C200 Nashville, TN 37215 Attn: Jan L. Bachus	Same	102-07-0A-042.00-CO

BILL GARRETT, Davidson County
Trans:T20120063051 DEEDWARRSP
Recvd: 08/23/12 09:49 5 pgs
Fees:28.00 Taxes:148.00
20120823-0075808

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand and No/100 Dollars ($40,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of August, 2012.

Notary Public

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1.7.2013

FOR AND IN CONSIDERATION OF the sum of Forty Thousand and No/100 Dollars ($40,000.00), the receipt and sufficiency of which are hereby acknowledged, Tim Hill and wife,

Tina Hill (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto West Nashville Condos, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 6680 Charlotte Pike, Unit No. F-3, Nashville, TN 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 21 day of August, 2012.

Tim Hill

Tina Hill

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared Tim Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at Office, this 21 day of August, 2012.

Notary Public

JAN L. BACHUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1·7·2013

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared Tina Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

Witness my hand and seal, at Office, this 21 day of August, 2012.

Notary Public

JAN L. BACHUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1·7·2013

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Unit No. F-3 of Avenue Nashville West, Inc., created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, and in Instrument No. 20120724-0065040, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to TIM HILL AND WIFE, TINA HILL by deed from BEN ANDERSON of record in Instrument No. 20070220-0020823, dated February 16, 2007, said Register's Office.

EXHIBIT B

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years.

2. Matters shown on the Plan of record in Book 5200, Page 430, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed and By-Laws for Avenue Nashville West, Inc. of record in Book 5923, Page 704, amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, and in Instrument No. 20120724-0065040, said Register's Office.

4. Appointment of Substitute Trustees of record in Instrument No. 20120307-0020068, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4520, Page 836, said Register's Office.

6. Encroachment Easement of record in Book 6561, Page 90, said Register's Office.

7. Agreement For Dedication of Easement For Water Mains and Appurtenances of record in Book 8808, Page 872, said Register's Office.

8. Annual Assessments, Additional Assessments and Supplemental Assessments as set forth in the Master Deed for Avenue Nashville West, Inc. of record in Book 5923, Page 704, said Register's Office.

9. Easements as set forth in the Master Deed for Avenue Nashville West, Inc. of record in Book 5923, Page 704, said Register's Office.

10. Assessments as set forth in the Second Amendment to the Master Deed for Avenue Nashville West, Inc. of record in Book 7333, Page 415, said Register's Office.

11. Easements as set forth in the Third Amendment to the Master Deed for Avenue Nashville West, Inc. of record in Book 7333, Page 418, said Register's Office.