AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

State of CALIFORNIA)
County of LOS ANGELES)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

M A Fox, Trustee
Affiant

W. HAMRICK
Commission # 1920444
Notary Public - California
Los Angeles County
My Comm. Expires Feb 2, 2015

Subscribed and sworn to before me, this 29th day of August, 2012.

W. Hamrick
Notary Public: FEB. 2, 2015

My Commission Expires:

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills to:	Map/ Parcel:
James F. Pilkerton & Karen R. Pilkerton 110 31st Avenue N. Unit 702 Nashville, TN 37203	F+M Bank New Owner 901 Semmes Ave. Richmond, VA 23224	104-024-C-078.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Martin E. Fox, Trustee, Trustee of the Bennett Thomas Trust U/A dated September 2003, the signatures of the two Grantors having been notarized on December 11, 2003 and December 16, 2003 respectively,** hereinafter called the Grantors hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Frederick Pilkerton, III and Karen Rowan Pilkerton, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Unit 702, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 58 and 59 and Storage space Number P28 ~~P2-8~~ which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Martin E. Fox, Trustee of the Bennett Thomas Trust U/A dated September, 2003, by Special Warranty Deed, from West End Partners LLC, a Tennessee limited liability company, dated February 2, 2010, recorded February 3, 2010, in Instrument No. 20100203-0008720, Register's Office for Davidson County, Tennessee.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A".

This property is Subject to:

Property taxes for the year 2012; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Any and all plats, easements, restrictions, and other matters of record.

Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.

BILL GARRETT, Davidson County
Trans:T20120066181 DEEDWARR
Recvd: 09/04/12 15:02 3 pgs
Fees:18.00 Taxes:2405.00
20120904-0079780

Master Deed of record in Instrument No. 20080401-0032619, and amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.

By-Laws of record in Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee.

All matters of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.

Drainage Easement to Metropolitan Government set forth in the instrument recorded in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee

Storm Water Detention Agreement recorded in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

Application to Combine Parcels of record as Instrument No. 20051123-0141766, Register's Office for Davidson County, Tennessee.

Article of Conversion to LLC of record as Instrument No. 20050921-0113643, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 110 31st Avenue N, Unit 702, Nashville, TN 37203

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of August, 2012.

M. E. Fox, Trustee

Martin E. Fox, Trustee of the Bennett Thomas Trust

State of CALIFORNIA)
County of LOS ANGELES)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Martin E. Fox, Trustee of the Bennett Thomas Trust**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/~~she~~/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of August, 2012.

Commission Expires: FEB. 2, 2015

W. Hamrick

Notary Public:

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075

W. HAMRICK
Commission # 1920444
Notary Public - California
Los Angeles County
My Comm. Expires Feb 2, 2015

Exhibit "A"

This instrument prepared by:
Sutherland Law Office
700 East Main, Suite 201
Hendersonville, TN 37075

Certification of the Existence of THE BENNETT THOMAS TRUST

STATE OF CALIFORNIA)
COUNTY OF Los Angeles_____)

Comes now the affiant, Martin E. Fox, being first duly sworn, and deposes and says:

1. I am at least Eighteen (18) years of age and a citizen and resident of the State of California.
2. Affiant is the duly appointed and acting Trustee of **THE BENNETT THOMAS TRUST** and has personal knowledge of the facts set forth herein.
3. The Grantor of the Trust is Laura R. Witherspoon
4. The successor Trustee named in THE BENNETT THOMAS TRUST is _None _____.
5. The Trust is Revocable.
6. Affiant states that HE, pursuant to the terms of the Trust, has the Power and Authority to sign documents on behalf of the Trust.
7. The Trust Agreement of **THE BENNETT THOMAS TRUST** dated September December 11, 2003 has not been revoked, and no amendment thereto has been adopted that varies, modifies, or revokes any of the provisions set forth therein, except as follows:

   A. Ryan Phillippe was removed as Grantor by a document dated May 29, 2008 and adopted as a permanent revision to said Trust.

DATED this 29th day of August, 2012.

_____ M. E. Fox, Trustee
Martin E. Fox, Trustee

Sworn to and subscribed to before me this 29TH day of August, 2012.

_____ W. Hamrick
Notary
My Commission expires: FEB. 2, 2015

W. HAMRICK
Commission # 1920444
Notary Public - California
Los Angeles County
My Comm. Expires Feb 2, 2015