SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084902 DEEDWARRSP
Recvd: 11/06/12 13:26 5 pgs
Fees:28.00 Taxes:333.00
20121106-0102467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $90,000.00.

Subscribed and sworn to before me, this the 2nd day of November, 2012.

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

THIS INSTRUMENT PREPARED BY
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400, Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ronald A. Lewis 525 Rivergate Pkwy, Suite 1 Goodlettsville, TN 37072	026-09-0A-001.00	New Owner

KNOW ALL MEN BY THESE PRESENTS:

This Indenture, made as of the date set forth below, between **WILLIAM STEVEN EMERY**, (referred to hereinafter as "Grantor"), and **RONALD A. LEWIS** (referred to hereinafter as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby bargains and sells and does hereby transfer and convey unto Grantee and Grantee's successors and assigns, (a) that certain lot, tract, or parcel of land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached hereto and incorporated herein by reference; and (b) all rights, improvements, tenements, hereditaments and appurtenances of Grantor pertaining thereto including any right, title and interest of Grantor (but without warranty, whether statutory, express or implied) in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith.

The property and property rights described in (a) and (b) above shall be hereinafter collectively referred to the **"Subject Property"**.

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to those matters set forth in **Exhibit "B"** attached hereto and incorporated by reference herein for all purposes, but only to the extent such matters are valid, subsisting and affect the Subject Property (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with the Grantee, its successors and assigns, that Grantee in lawfully seized in fee simple of the aforesaid premises, that the same is free of all encumbrances (subject, however, to the Permitted Exceptions), that it has a good right to sell and convey the same to Grantee as aforesaid and that it will warranty and forever defend, all and singular, the Subject Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

SIGNATURES ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of November, 2012.

By: William Steven Emery
William Steven Emery

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Steven Emery, 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.

WITNESS my hand and official seal this 2nd day of November, 2012.



I. M. Corriveau
Notary Public in and for the
State of Tennessee

I. M. Corriveau
Printed Name of Notary Public

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the 2nd Civil District, City of Goodlettsville, Davidson County, Tennessee, being Unit No. 1 of the Two Mile Professional Plaza, a condominium Office Building, of record in Book 5190, page 611, Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5915, page 417, as amended in Book 11389, page 677, said Register's Office, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to William Steven Emery, by Warranty Deed from Ernest E. Fitzgerald and Don F. Pierce d/b/a Condo Investors, dated July 29, 1982, of record in Book 5919, page 30, Register's Office for Davidson County, Tennessee.

This property has never been the primary residence of the Grantor.

This is improved property located at: 525 Rivergate Parkway, Suite 1, Goodlettsville, TN 37072

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.

2. Operation and Easement Agreement for Cumberland Center, of record in Book 1466, page 1658, and amended in Book 1492, page 1492, Register's Office for Wilson County, Tennessee.

3. All matters as shown on the plat of Parkway Annex Section 2, as recorded in Book 5190, page 611, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions as recorded in Book 5915, page 434, as amended in Book 11389, page 677, Register's Office for Davidson County, Tennessee.

5. Charter for the Two Mile Professional Plaza Condominium Owners Association of record in Book 11411, page 940, Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 5915, page 425, Register's Office for Davidson County, Tennessee.

7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Two Mile Professional Plaza, of record in Book 5915, page 417, as amended in Book 9974, page 626, Book 10341, page 744 and Book 11389, page 677, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.