BILL GARRETT, Davidson County
Trans:T20120085012 DEEDWARR
Recvd: 11/06/12 16:12 2 pgs
Fees:13.00 Taxes:337.63

20121106-0102613

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 2012.

NOTARY PUBLIC

My Commission expires: 9-22-2015

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:

Benjamin Walker
600 12th Ave. South, #413
Nashville, Tn. 37203

SEND TAX BILLS TO:

UBS AG, Tampa Branch
3000 Bayport Drive, Ste. 100
Tampa, FL 33607

MAP & PARCEL NUMBERS:

105-10-A-130
16W 19143

WARRANTY DEED

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 consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Kassatihun Gebre-Amlak, unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Benjamin J. Walker, unmarried

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING a certain Condominium apartment in Davidson County, Tennessee, being Unit No. C-12 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, amended in Book 11680, Page 193 of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, and amended in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kassatihun Gebre-Amlak, by warranty deed from David B. Lerman, an unmarried man, dated November 16, 2001, of record in Instrument No. 20011120-0127278, , said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2012, are now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2020 Beech Avenue, #C-12, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors and 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 1st day of Nov, 2012.

"GRANTORS"

Kassatihun Gebre-Amlak

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF North Carolina)
COUNTY OF New Hanover)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Kassatihun Gebre-Amlak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of Nov, 2012.

Sharon C. Van Essendelft
Notary Public

My commission expires: 6-19-15

{Seal}

Notary Public
Sharon C. VanEssendelft
New Hanover County
North Carolina

KGA