PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(DM) Title No: 52071
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sasha Dobrovolsky 500 Madison Street #102 Nashville, Tennessee 37208	SAME

TAX MAP-PARCEL NUMBERS: 082090P10200CO

BILL GARRETT, Davidson County
Trans:T20120092588 DEEDWARR
Recvd: 12/04/12 13:51 2 pgs
Fees:13.00 Taxes:588.30
20121204-0111535

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$159,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Germantown Partners, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sasha Dobrovolsky** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 102, together with parking space No. 102 of Summer Street Lofts Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Doc. No. 20060210-0016660 amended in Doc. No. 20060919-0116175, Doc. No. 20061215-0154790, Doc. No. 20071205-0140921, Doc. No. 20110805-0060498, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being part of the same property conveyed to Germantown Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Metropolitan Development and Housing Agency, dated Jan. 31, 2003 and recorded on Jan. 31, 2003 of record in Doc. No. 20030131-0013511, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit A to the Master Deed in Doc. No. 20060210-0016660 amended in Doc. No. 20060919-0116175, Doc. No. 20061215-0154790, Doc. No. 20071205-0140921, Doc. No. 20110805-0060498, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Restrictions as set forth in Doc. No. 20030131-0013511, said Register's Office. All Matters shown on Doc. No. 20040224-0020831, said Register's Office. Phillips-Jackson Street Redevelopment Plan Restrictions of record in Book 11625, page 280, said Register's Office. Storm Detention Agreement of record in Doc. No. 2005114-0137101, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Doc. No. 20051114-0137103, said Register's Office. The provisions of the condominium Master Deed of record in Doc. No. 20060210-0016660 amended in Doc. No. 20060919-0116175, Doc. No. 20061215-0154790, Doc. No. 20071205-0140921, Doc. No. 20110805-0060498, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 500 Madison Street # 102, Nashville, Tennessee 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2012.

Germantown Partners, LLC

By: _____
Scott Chambers Title: Member

By: _____
Andree LeQuire Title: Member

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared Scott Chambers and Andree LeQuire with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Members (or other officer authorized to execute this instrument) of **Germantown Partners, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 30th day of November, 2012.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

_____
Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $159,000.00

_____
Affiant

Sworn and subscribed before me this the 30th day of November, 2012.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

_____
Notary Public