File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

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

BILL GARRETT, Davidson County

Trans:T20130000391 DEEDWARR

Recvd: 01/02/13 14:49 2 pgs

Fees:13.00 Taxes:2775.00

20130102-0000468

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 51999

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Behnaz B. Sulkowski James P. Sulkowski 2710 Valley Brook Place Nashville, Tennessee 37215	Regions Bank 4315 Harding Road Nashville, Tennessee 37205

TAX MAP-PARCEL NUMBERS: part of 11709004700

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$750,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hilldale Partners One, a Tennessee general partnership,** a corporation, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Behnaz B. Sulkowski and spouse, James P. Sulkowski** 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:**

Land in Davidson County, Tennessee, being Unit A on the Plan of Hilldale Brownstones shown on Exhibit "A" to the Master Deed of record in Doc. No. 20110822-0064557, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Hilldale Partners One, a Tennessee general partnership and Hilldale Partners Two, a Tennessee general partnership by Warranty Deed from John Lovell, dated Aug. 19, 2011 and recorded on Aug. 22, 2011 of record in Doc. No. 20110822-0064552. By Quitclaim Deed of record in Doc. No. 20110822-0064558, said Register's Office, subject property was conveyed to Hilldale Partners One, a Tennessee General Partnership

Description Reference: Described according to (or by reference to) the recorded subdivision Plan..

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit A in Doc. No. 20110822-0064557, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. All Matters shown on Doc. No. 20070509-0055712, said Register's Office. All matters shown on Doc. No. 20070509-0055712, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20110822-0064557, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Amendment to Access and Utility Easement of record in Doc. No. 20130102-0000466 and Assignment & Assumption of Obligations and Benefits Under Easement Agreement of record in Doc. No. 20130102-0000467, said Register's Office.

This is improved property, known as: 2710 Valley Brook Place, Nashville, Tennessee 37215

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 28th day of December, 2012.

Hilldale Partners One, a Tennessee general partnership

By: _____
Adam Epstein Title: General Partner

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared Adam Epstein 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 **General Partner** (or other officer authorized to execute this instrument) of **Hilldale Partners One, a Tennessee general partnership**, 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 28th day of December, 2012.

My Commission Expires: _____

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

I.M. Lm
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: $750,000.00

Affiant

Sworn and subscribed before me this the 28th day of December, 2012.

My Commission Expires: 4-8-2013

Notary Public

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN