BILL GARRETT, Davidson County
Trans:T20130021119 DEEDWARRSP
Recvd: 03/14/13 15:11 4 pgs
Fees:22.00 Taxes:0.00
20130314-0025722

Special Warranty Deed

Date: October 11, 2012

Grantor: Kathy Lynn Lederer

Grantor's Mailing Address:
1608 Azurite Trail
Plano, Texas 75075
Collin County

Grantee: Edward Marc Lederer

Grantee's Mailing Address:
1608 Azurite Trail
Plano, Texas 75075
Collin County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 18th day of January, 2013.

Notary Public

My commission expires: 7-8-13

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 8, 2013

Consideration:

The division of property in Cause No. 366-53088-2012, styled "In the Matter of the Marriage of Edward Marc Lederer and Kathy Lynn Lederer and In the Interest of Rachel Fallon Lederer and Bryce David Lederer," entered in the 366th Judicial District Court of Collin County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of two hundred and four thousand and nine hundred dollars ($204,900.00) dated December 19, 2007, executed by Edward Marc Lederer and Kathy Lynn Lederer, and payable to the order of Bank of America, N.A. The note is secured by a vendor's lien retained in a deed dated December 19, 2007, from Bank of America, N.A. to Edward Marc Lederer and Kathy Lynn Lederer, and additionally secured by a deed of trust dated December 19, 2007, recorded in the official public records of real property of Davidson County, Tennessee. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the

property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

2114 Acklen Avenue #306
Nashville, Tennessee 37212 Further described on Exhibit A
Davidson County Map/Parcel No. 104120C30600

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Grantor reserves no interest in any oil, gas, and other minerals in and under and that may be produced from the property.

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

Kathy Lynn Lederer

This instrument was prepared based on information

furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on 10/11/2012 by Kathy Lynn Lederer.

SAMMI FERGUSON
Notary Public, State of Texas
My Commission Expires
November 18, 2014

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

DAVID L KANE
5301 Village Creek Drive, Suite D
Plano, Texas 75093
Tel: (972) 665-0055
Fax: (972) 665-0100

AFTER RECORDING RETURN TO:

Edward Marc Lederer
1608 Azurite Trail
Plano, Texas 75075

Party responsible for taxes:
Jill and Michael Lederer
Martin and Jennifer Goetz
Edward Lederer
2612 Elmbrook Dr.,Carrollton,TX 75010

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 306 on the Plan of Villages at Acklen, a Horizontal Property Regime, with a Master Deed and By-Laws of record in Instrument No. 20051221-0152869, amended in Instrument No. 20060112-0004705, No. 20060526-0062317, No 20061108-0139001, No. 20061108-0139002, No. 20061115-0141802, No. 20061227-0158825 and No. 20070621-0074025, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Michael Lederer and Jill Lederer, husband and wife, as to an undivided 1/3 interest as Tenants in Common with Edward Lederer and Kathy Lederer, husband and wife, as to an undivided 1/3 interest as Tenants in Common with Martin Goetz and Jennifer Goetz, husband and wife, as to an undivided 1/3 interest as Tenants in Common by Deed from Alliance Development, LLC of record at Instrument No. 20071220-0146130, Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on December 20, 2007.