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:T20130041925 DEEDWARR
Recvd: 05/20/13 14:19 3 pgs
Fees:18.00 Taxes:802.90
20130520-0050691

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 52541

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cross Property, LLC 4030 N. Washington Blvd. Apt. 1 Arlington, VA 22201	SAME

TAX MAP-PARCEL NUMBERS: 104120B10800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$217,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Darcy A. Freedman and husband, Heath M. Blackard, as tenants by the entirety, as to a one-half (1/2) interest and Brett A. Freedman, a married person, as to a one-half (1/2) interest, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cross Property, LLC** 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 No. 204, Building No. 1 of Ashley Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200, page 462, 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 the same property conveyed to Darcy A. Freedman and Heath M. Blackard joint tenants with right of survivorship by Warranty Deed from Anne Hawkins, unmarried, dated June 30, 2006 and recorded on July 5, 2006, of record in Doc. No. 20060705-0079860, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 30, 2008, recorded July 3, 2008, of record in Doc. No. 20080703-0068793, said Register's Office, subject property was conveyed to Darcy A. Freedman and husband Heath M. Blackard, as tenants by the entirety, as to a one-half (1/2) interest and Brett A. Freedman, a married person, as to a one-half (1/2) interest, as joint tenants with right of survivorship.

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 in Book 6200, page 462, 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; The provisions of the condominium Master Deed of record in Book 6834, page 635, Book 6864, page 85, 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 instrument is executed on behalf of Brett A. Freedman by Heath Blackard pursuant to a Power of Attorney executed by her/him/them on the 30th day of April, 2013, of record in Instrument No. 20130520005069O, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 2107 Fairfax Avenue Unit 204, Nashville, Tennessee 37212

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 ____ day of May, 2013 .

Brett A. Freedman by:
Heat Black
Brett A. Freedman By: Heath Blackard, Atty-in-Fact

Darcy A. Freedman

Heat Blac
Heath M. Blackard

State of SOUTH CAROLINA
County of ~~South Carolina~~ ~~South Carolina~~ Richland WB

On this 15 day of May, 2013 , before me the undersigned authority, personally appeared **Darcy Freedman and Heath M. Blackard** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 2/22/15

Megan C. Martin
Notary

Megan C. Martin
Notary Public for South Carolina
My commission expires on February 22, 2015

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: $217,000.00

Affiant

Sworn and subscribed before me this 17th day of May, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Wldoc: Deed Wty—12/92

State of SOUTH CAROLINA
County of ~~South Carolina~~ Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Heath Blackard** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Brett A. Freedman**, as Attorney in Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2013

Megan C Martin
Notary Public

My Commission Expires: 2/22/15

Megan C. Martin
Notary Public for South Carolina
My commission expires on February 22, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Darcy A. Freedman and husband, Heath M. Blackard, as tenants by the entirety, as to a one-half (1/2) interest and Brett A. Freedman, a married person, as to a one-half (1/2) interest, as joint tenants with right of survivorship

TO: Cross Property, LLC

State of SOUTH CAROLINA
County of Richland

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Heath Blackard
Heath Blackard, Affiant

Sworn to and subscribed before me this
16th day of May, 2013

Megan C Martin
Notary Public

My Commission Expires: 2/22/15

Megan C. Martin
Notary Public for South Carolina
My commission expires on February 22, 2015