PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130055745 DEEDWARR
Recvd: 07/01/13 14:19 3 pgs
Fees:18.00 Taxes:1961.00
20130701-0067698

W & I Ref: DM Title No: 52619

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John C. Diller Holly Diller 3826 Bedford Avenue #302 Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 117140B30200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raoul S. Concepcion, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John C. Diller and wife, Holly Diller**, 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 No. 302 and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 3 to the aforementioned Master Deed and being located upon Lot NO.2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raoul S. Concepcion by Warranty Deed from Bedford Commons II General Partnership, a Tennessee general partnership, dated April 3, 2008 and recorded on April 7, 2008, of record in Doc. No. 20080407-0035197, 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 in Doc. No. 20050929-0116962, said Register's Office, to which Plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20050406-0038094, Doc. No. 20050609-0066029, Doc. No. 20050621-0070753 and Doc. No. 20060831-0107993, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Raoul S. Concepcion by Nicholas Concepcion pursuant to a Power of Attorney executed by him on the 14th day of June, 2013, of record as Instrument No. 20130701-0067697, 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: 3826 Bedford Avenue # 302, 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 June, 2013 .

Raoul S. Concepcion By
Nicholas Concepcion

Raoul S. Concepcion By: Nicholas Concepcion, Atty-in-Fact

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: $530,000.00

Affiant

Sworn and subscribed before me this 28th day of June, 2013

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Nicholas Concepcion** 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 **Raoul S. Concepcion** , 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 28th day of June, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

EXHIBIT "A"

To

Warranty Deed

FROM: Raoul S. Concepcion

TO: John C. Diller and wife, Holly Diller

State of Tennessee
County of Davidson

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.

Nicholas Concepcion, Affiant

Sworn to and subscribed before me this

28th day of June, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015