THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 11/18/13 16:20 5 pgs
Fees:28.00 Taxes:703.00
20131118-0118954

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00

Affiant

Subscribed and sworn to before me as of the 18th day of November, 2013.

Notary Public

My Commission Expires: 6-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
BBW Properties, LLC 321 Creekside Drive Lewisburg, TN 37091	SAME	P/O 131-11-0-17

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Conrad J. Camp**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **BBW Properties, LLC,** its successors and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Nashville, Davidson County, Tennessee, being Unit "B" of the Infill Nashville Revival 1300 Harding Place Cottages, a Horizontal Property Regime containing private elements established pursuant to that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INFILL NASHVILLE REVIVAL 1300 HARDING PLACE COTTAGES, appearing of record at

20131115-0118435, including the Plat attached as Exhibit "B" thereto; and being a portion of Lot 52 of Seven Hills subdivision, section one, as recorded in Plat book 2311 pages 81 and 82, and being more particularly described as follows.

Beginning at a point on the east line of Lot 53 of Seven Hills subdivision, section one, as recorded in Plat book 2311 pages 81 and 82 and being the southwest corner of the hereon described tract. Said point being North 02°16'39" East, 158.00 feet , from the north right of way of Harding Place, at the common corner of Lots 52 and 53.

Thence: with the east line of Lot 53, North 02°16'39" East, 80.00 feet the south line of Lot 51 and being the northwest corner of the hereon described tract.

Thence: leaving Lot 53 and with the south line of Lot 51, North 85°58'20" East, 226.90 feet to an iron pin on the west right of way of Belmont Park Terrace.

Thence: with the west right of way of Belmont Park Terrace, 77.00 feet along the arc of a curve to the right, said curve having a radius of 730.90 feet and chord bearing and distance of South 00°59'57" East, 76.96 feet to a concrete monument.

Thence: South 02°11'08" West, 3.00 feet to the northeast corner of Unit "A".

Thence: Leaving Belmont Park Terrace and with the north line of Unit "A", South 86°02'58" West, 231.07 feet to the Point of Beginning and containing 0.42 acres, according to a survey by Smith Land Surveying, Jason Smith RLS 1961, Dated August 14, 2013.

Being a portion of the same property conveyed to Conrad J. Camp by Deed from Kristopher Shane Hooper, Kelly Roberts Owen and James McNairy Owen of record at Instrument No. 20060302-0024562, Register's Office for Davidson County, Tennessee, dated February 28, 2006 and recorded on March 2, 2006.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

a) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

b) Easements or claims of easements not shown by the Public Records.

c) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

d) Taxes for the year 2013 a lien, not yet due and payable.

e) All matters shown on the Plan of record in Book 2133, Pages 81 & 82, Register's Office for Davidson County, Tennessee.

f) Easement of record in Book 2249, Page 192, amended in Book 9563, page 187, in the Register's Office for Davidson County, Tennessee, restrictions in said instrument having since expired.

g) Declaration Of Covenants, Conditions And Restrictions For Infill Nashville Revival 1300 Harding Place Cottages, appearing of record at Instrument No. 20131115-0118435, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 13th day of November, 2013.

Conrad J. Camp

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Conrad J. Camp, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee this 12 day of November, 2013.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

CERTIFICATE OF AUTHENTICITY

I, R. Garry Chaffin do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016