This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/11/14 12:31 3 pgs
Fees:18.00 Taxes:3441.00
20140211-0012061

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of January, 2014, by and between Marjorie Wilson, party of the first part, and BET Partners, A Tennessee General Partnership, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, ACKLEN PARK Condominiums, as established under Master Deed of record in Book 6715, Page 983, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for more particular description of said units.

There is conveyed with the above described individual condominium units an undivided interest in and to the general and/or restricted common areas and facilities of Acklen Park Condominiums, as said areas are set forth and defined in the Master Deed of record in Book 6715, Page 983, said Register's Office, and to which reference is hereby made for more particulars.

Being all or part of the same property conveyed to Marjorie Wilson by virtue of that certain Quit Claim Deed dated May 27, 2008, at Instrument No. 20080610-0059769 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said party of the second part, its heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for:

1. **Davidson County taxes for 2014, a lien, but not yet due and payable, which is assumed by the Grantee;**
2. **Master Deed of record in Book 6715, Page 983, Register's Office for Davidson County, Tennessee.**
3. **Easement for electrical power transmission line and underground sanitary sewers, of record in Book 4744, Page 682, as corrected in Book 5278, Page 766, Register's Office for Davidson County, Tennessee;**
4. **Landscape Easement of record in Book 6290, Page 125, and Book 6381, Page 546, Register's Office for Davidson County, Tennessee; and**
5. **Easement for Sanitary Sewer of record in Book 2270, Page 206, Register's Office for Davidson County, Tennessee.**

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Marjorie Wilson by Victor Wilson Attorney In Fact

Marjorie Wilson, by Victor Wilson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Victor Wilson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof to be the person who executed the foregoing instrument as Attorney-In Fact on behalf of Marjorie Wilson and acknowledged that he executed the same as the free act and deed of the said Marjorie Wilson.

WITNESS my hand and official seal at office this 31st day of January, 2014.

Notary Public

My Commission Expires: 7-3-17

MARJORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: BET Partners, A Tennessee General Partnership

4421 Sheppard Place, Nashville, TN 37207

Tax Parcel No 10402E00100, 10402E00200, 10402E00300, 10402E00400, 10402E00500, 10402E00600, 10402E00700, 10402E00800, 10402E00900, 10402E01000

Property Address: 209 Acklen Park Drive
Units 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10
Nashville, TN 37203

MAIL TAX BILLS TO: **BET Partners, A Tennessee General Partnership**

4421 Sheppard Place, Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $930,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of January, 2014.

Notary Public

My Commission Expires: 7/6/2015

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016