THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31647-02-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this ___th day of March, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Luna Family Real Estate Partnership 1018 17th Avenue South, Suite 12 Nashville, TN 37212	**Send Tax Bills To:** Same As New Owner	**Tax Information:** Map and Parcel No.: 104 040 D 01200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin F. Ford, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luna Family Real Estate Partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1018 17th Avenue South, Suite 12, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140016028 DEEDWARR
Recvd: 03/10/14 10:16 3 pgs
Fees:18.00 Taxes:832.50
20140310-0019754

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th th day of March, 2014.

Benjamin F. Ford by attorney-in-fact

Benjamin F. Ford
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Mudter, Jr., 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, and who further acknowledged that he is the Attorney-In-Fact for the said Benjamin F. Ford and is authorized by the said Benjamin F. Ford to execute this instrument on his behalf.

Witness my hand, at office, this 7th th day of March, 2014.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12, together with the appurtenant interest in the common elements of Lincoln Court Homeowner's Association Condominiums, a horizontal property regime established by Master Deed of record in Book 6942, page 585, amended in Book 7357, page 854, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Benjamin F. Ford, unmarried, by deed from Rick Alter, unmarried, of record in Instrument No. 20091201-0109953, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 040 D 01200 CO.
2. Charter of Incorporation of The Lincoln Court Homeowner's Association of record in Book 6950, page 549, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lincoln Court Homeowners' Association, of record in Book 6942, page 585, amended in Book 7357, page 854, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement for utilities of record in Book 4577, pages 599 and 601, Register's Office for Davidson County, Tennessee.