SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $810,000.00. I.M. Cmn Subscribed and sworn to before me, this the 24th day of April, 2014. Notary Public My Commission Expires: 12/21/2015

BILL GARRETT, Davidson County
Trans:T20140028889 DEEDWARR
Recvd: 04/28/14 15:10 4 pgs
Fees:23.00 Taxes:2997.00
20140428-0035651

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105, Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Midtown Title, LLC 1258 Sandy Valley Road Hendersonville, TN 37075	092-08-0A-070.00	Same as New Owner

STATE OF TENNESSEE)
) **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DAVIDSON)

This Indenture, made as of the date set forth below, between **INTERNATIONAL NETWORKS AND COMMUNICATIONS, LLC, a Tennessee limited liability company** (referred to hereinafter as "Grantor") and **MIDTOWN TITLE, LLC, a Tennessee limited liability company** (referred to hereinafter as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby bargains and sells and does hereby transfer and convey unto and Grantee's successors and assigns, (a) that certain land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached and incorporated by reference and being commonly known as improved property located at 1704 Charlotte Avenue, #105, Nashville, TN 37203; and (b) all rights and appurtenances of Grantor pertaining thereto including any right, title and interest of Grantor (but without warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of way.

The property and property rights described in (a) and (b) above shall be hereinafter collectively referred to the **"Subject Property"**.

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to (a) the matters herein stated, (b) all matters of record including those matters set forth

in **Exhibit "B"** attached hereto and incorporated by reference herein for all purposes, but only to the extent such matters are valid, subsisting ad affect the Subject Property (the "**Permitted Exceptions**"), and (c) taxes for the year 2014.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with the Grantee, its successors and assigns, that Grantee in lawfully seized in fee simple of the aforesaid premises, that the same is free of all encumbrances (subject, however, to (a) the Permitted Exceptions and the matters herein stated; and (b) taxes for the year 2014, which are assumed by the Grantee), that it has a good right to sell and convey the same to Grantee as aforesaid and that it will warranty and forever defend, all and singular, the Subject Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of April, 2014.

INTERNATIONAL NETWORKS AND COMMUNICATION, LLC
a Tennessee limited liability company

By: _____
Donald J. Evans, II, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Donald J. Evans, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **International Networks and Communication, LLC**, and that as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of **International Networks and Communication, LLC** by himself as such authorized Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of April, 2014.

_____
Notary Public

My commission expires: 12/21/15

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

EXHIBIT "A"

LEGAL DESCRIPTION

Being a certain condominium unit lying in Davidson County, Tennessee, being Unit No. 7 and LL-7, of the Plan of Midtown Millworks, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and established by the Master Deed of Midtown Millworks and By-Laws of Midtown Millworks Owners' Association, Inc., of record in Instrument No. 20080227-0019448; as supplemented and amended in Instrument No. 20080317-0026706; Instrument No. 20080331-0031895; Instrument No. 20080522-0052624; and in Instrument No. 20080910-0092766, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth on Exhibit "B" of said Master Deed, as supplemented and amended, to which exhibit is made for a more complete identification and description of said unit.

Being the same property conveyed to International Networks and Communications, LLC, a Tennessee limited liability company by Warranty Deed from Midtown Millworks, G.P., a Tennessee general partnership, dated September 15, 2008, recorded September 16, 2008, of record in Instrument No. 20080916-0094521, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real property taxes for the calendar year 2014 and subsequent years, a lien, not yet due and payable.

2. All matters appearing on the site plan of Midtown Millworks as shown as an Exhibit to Master Deed of record in Instrument No. 20080227-0019448; as supplemented to include additional unit (Unit No. 7) of record in Instrument No. 20080910-0092766, Register's Office for Davidson County, Tennessee.

3. All matters appearing on plan of record in Book 21, page 136, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, provided in the Master Deed of Midtown Millworks of record in Instrument No. 20080227-0019448; as supplemented and amended in Instrument No. 20080317-0026706; Instrument No. 20080331-0031895; Instrument No. 20080522-0052624; and in Instrument No. 20080910-0092766, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Midtown Millworks Owners Association of record in Instrument No. 20080227-0019447, Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080428-0043130, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Stormwater Quality and Quantity of record in Instrument No. 20080428-0043234, Register's Office for Davidson County, Tennessee.

8. Lease and Option Agreement pertaining to Parking Spaces and Parking Facilities of record in Instrument No. 20080401-0032522, Register's Office for Davidson County, Tennessee.

9. Lien for special assessments as provided in the Master Deed and By-Laws.

10. Rights of other in and to the common areas/elements.