Davidson County DEEDWARRSP
Recvd: 05/15/14 08:07 5 pgs
Fees:28.00 Taxes:3700.00
20140515-0041529

Property Address:
3811 Bedford Av., #102
Nashville, TN

Property Owner:
Lyle Finley, Co-Trustee and Arnold Tackett Co-Trustee of the Amended and Restated Revocable Agreement of Lyle Finley dated May 18, 2007
300 Seaboard Ln #3
Franklin, TN 37067

Map & Parcel Number:
117-10-0C-102.00

Mail tax bills to:
Lyle Finley, Co-Trustee and Arnold Tackett Co-Trustee of the Amended and Restated Revocable Agreement of Lyle Finley dated May 18, 2007
300 Seaboard Ln #3
Franklin, TN 37067

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 12th day of May, 2014.

Notary Public

My Commission Expires: 9/23/2014

SUSAN VONIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument prepared by:

Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN 37067
File 2014-0347

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the **12th day of May, 2014**, by and between **Jere D. Pewitt and Joseph H. Bowman IV, a married man,** party of the first part, and **Lyle Finley, Co-Trustee and Arnold Tackett Co-Trustee of the Amended and Restated Revocable Agreement of Lyle Finley dated May 18, 2007**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm

unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102 of Bedford Plaza Office Condominium Development established to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bedford Plaza Office Condominium Development, of record in Instrument No. 20080225-0018414, as amended in Instrument No. 20080411-0036887, further amended in Instrument 20110824-0065389, and corrected in Scrivener's Affidavit in Instrument No. 20110829-0066820, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, said Unit being depicted on Exhibit "C" to said Master Deed; together with an undivided percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Also irrevocably conveyed herewith are the following parking space numbers 17, 18, 26 and 27 as Limited Common Elements exclusively appurtenant to Unit 102; see Exhibit "A" as set forth on Instrument recorded in Instrument No. 20110829-0066820, for Register's Office for Davidson County for depiction of said parking spaces.

Being the same property conveyed to Jere D. Pewitt and Bowman Family , LLC, a Tennessee limited liability company , a one-half undivided interest each as joint tenants in common by deed from Katlan Properties, a Tennessee General Partnership of record in Instrument No. 20080724-0075992, Register's Office for Davidson County, Tennessee, dated July 21, 2008 and recorded on July 24, 2008. AND Being the same property conveyed to Joseph H. Bowman, IV, a married man by deed from Bowman Family, LLC, a Tennessee limited liability company of record in Instrument No. 20081223-01223558, Register's Office for Davidson County, Tennessee, dated November 22, 2008 and recorded on December 23, 2008.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his 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; it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

SEE ATTACHED EXHIBIT "A" FOR PERMITTED EXCEPTIONS

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

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

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

Jere D. Pewitt

Joseph H. Bowman IV

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jere D. Pewitt and Joseph H. Bowman IV with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2014.

Notary Public

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. 2014 real estate taxes which the party of the second part hereby assumes and agrees to pay;

2. The following matters as shown on the Plan of Final Plat Bedford Avenue Subdivision, Phase 3, of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee:
   (a) 23' Landscape Buffer

   (b) 20' Sanitary Sewer Easement

   (c) 35' Public Utility and Drainage Easement

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, as amended in Instrument No. 20080411-0036887, further amended in Instrument No. 20110824-0065389, and corrected in Scrivener's Affidavit in Instrument No. 20110829-0066820, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3914, page 9, Book 3914, page 73, and Book 3914, page 89, Register's Office for Davidson County, Tennessee.

5. Future Access Easement of record in Instrument No. 20050812-0095776, Register's Office for Davidson County, Tennessee.

6. Public Utility and Drainage Easement of record in Instrument No. 20060811-0099296, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 20070306-0027275, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20070313-0030587, Register's Office for Davidson County, Tennessee.

9. Charter for Bedford Plaza HOA of record in Instrument No. 20060828-0105797, amended in Instrument No. 20120118-0004736, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 10/17/16

