THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071302** BILL GARRETT, Davidson County Trans:T20140051168 DEEDWARR Recvd: 07/16/14 15:47 2 pgs Fees:13.00 Taxes:3182.00 20140716-0063024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $860,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2014. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Bedford Avenue, LLC, a Tennessee limited liability company 3811 Bedford Avenue Unit #101 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-10-0-C-104.00 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, **Treemac, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bedford Avenue, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 104, BEDFORD PLAZA OFFICE CONDOMINIUMS, as established under Master Deed of record in Exhibit "B" in Instrument No. 20080225-0018414, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Treemac, LLC, a Tennessee limited liability company by Warranty Deed from Katlan Properties, a Tennessee general partnership, recorded on the 11th day of July, 2008 in Instrument No. 20080711-0071549, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat established under Master Deed of record in Exhibit "B" in Instrument Nos. 20080225-0018414 and 20061115-0141901.

Charter of Owner's Association recorded at Instrument Nos. 20060828-0105797 and 20120118-0004736.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BEDFORD PLAZA OFFICE CONDOMINIUMS Condominium of record inInstrument No. 20080225-0018414 , as amended by instrument(s) of record in Instrument Nos. 20080411-0036887, 20110824-0065389 and 20110829-0066820.

Easement for Construction Easement, recorded in Instrument No. 20061121-0144729.

Easement for Sewer/Storm Drainage/Water Mains & Appurtenances, recorded in Instrument No. 20070313-0030587.

Easement for Sewer/Storm Drainage, recorded in Book 3914, Page 9, Book 3914, Page 73 and Book 3914, Page 89.

Easement for Public Utility Drainage, recorded in Instrument No. 20060811-0099296.

Future Access Easement recorded in Instrument No. 20050812-0095776.

Assignment of Developer's Rights (Re: Master Deed) recorded at Instrument No. 20110517-0037841.

Charter of Treemac, LLC recorded at Instrument No. 20080311-0024208.

Stormwater Detention Agreement recorded at Instrument No. 20070306-0027275.

This is improved property located at 3811 Bedford Avenue Unit #104 Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2014.

Treemac LLC, a Tennessee limited liability company

BY: _____
Josh Renkens, Member

BY: _____
James Williams, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Renkens and James Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are members of Treemac LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of July, 2014.

_____
Notary Public

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

My Commission Expires: _____