BILL GARRETT, Davidson County
Trans:T20140083367 DEEDWARRSP
Recvd: 11/04/14 16:23 6 pgs
Fees:33.00 Taxes:5920.00
20141104-0101990

Box 44

SPECIAL WARRANTY DEED

FROM:	West Nashville Condos, LLC, a Tennessee limited liability company, Grantor	This instrument was prepared by: Lea W. Stouffer 6507 Brownlee Dr. Nashville, Tennessee 37205
TO:	Thomas P. Kanaday, Jr. and Scott P. Kasierski, Co-Trustees of the Sara Louise Wilson Richardson Roberts Trust, Grantee	

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Thomas P. Kanaday, Jr., Co-Trustee 204 Burlington Place Nashville, TN 37215	Same	See Exhibit A attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Six Hundred Thousand and No/100 Dollars ($1,600,000.00).

Thomas P. Kanaday, Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4 day of November, 2014.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

FOR AND IN CONSIDERATION OF the sum of One Million Six Hundred Thousand and No/100 Dollars ($1,600,000.00), the receipt and sufficiency of which are hereby acknowledged, West Nashville Condos, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Thomas P. Kanaday, Jr. and Scott P. Kasierski, Co-Trustees of the Sara Louise Wilson Richardson Roberts Trust (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit B attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 6680 Charlotte Pike, Nashville, TN 37209, together with the unit numbers shown on Exhibit A hereto.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit C attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit C, to which this conveyance is expressly made subject.

Witness my hand as of the 4th day of November, 2014.

West Nashville Condos, LLC, a Tennessee limited liability company

By: _____
William M. Warfield,
its Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared William M. Warfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of WEST NASHVILLE CONDOS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Member.

Witness my hand and seal, at Office, this 4th day of November, 2014.

_____
Notary Public

My Commission Expires: 3/7/17

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

List of Units and Map and Parcel Numbers

Map and Parcel Numbers	Unit Numbers
Map-Par. 102-07-0A-016.00CO	A-1
Map-Par. 102-07-0A-015.00CO	A-2
Map-Par. 102-07-0A-012.00CO	A-8
Map-Par. 102-07-0A-018.00CO	B-1
Map-Par. 102-07-0A-026.00CO	C-3
Map-Par. 102-07-0A-021.00CO	C-5
Map-Par. 102-07-0A-072.00CO	C-13
Map-Par. 102-07-0A-034.00CO	D-3
Map-Par. 102-07-0A-087.00CO	D-12
Map-Par. 102-07-0A-082.00CO	D-15
Map-Par. 102-07-0A-090.00CO	E-6
Map-Par. 102-07-0A-112.00CO	F-1
Map-Par. 102-07-0A-092.00CO	F-8
Map-Par. 102-07-0A-098.00CO	G-7
Map-Par. 102-07-0A-050.00CO	H-3
Map-Par. 102-07-0A-109.00CO	K-5

EXHIBIT B

PROPERTY DESCRIPTION

TRACT I

Land in Davidson County, Tennessee, being Unit Nos. A-1, A-2, A-8, C-3, C-5, C-13, D-3, D-12, D-15, E-6, F-1, F-8, G-7, H-3, and K-5 of The Avenue Nashville West, Inc., created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, Instrument No. 20120724-0065040 and a Scrivener's Affidavit of record in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said units.

Being a part of the same property conveyed to WEST NASHVILLE CONDOS, LLC, by substitute trustee's deed from DOUGLAS A. BRACE, SUBSTITUTE TRUSTEE, of record in Instrument No. 20111010-0078680, dated October 10, 2011, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Unit No. B-1 of The Avenue Nashville West, Inc., created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, (erroneously referred to in previous conveyances as 5723) Page 704, amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, Instrument No. 20120724-0065040 and a Scrivener's Affidavit of record in Instrument No. 20120817-0074026, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to WEST NASHVILLE CONDOS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from RICHARD D. CLARK, TRUSTEE OF THE RICHARD D. CLARK REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 17, 2001, AND VICKI I. CLARK, TRUSTEE OF THE VICKI I. CLARK REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 17, 2001, of record in Instrument No. 20120926-0087807, dated September 25, 2012, said Register's Office.

A new legal description was not prepared for this Special Warranty Deed. The above description is the same as that contained in the prior deed.

EXHIBIT C

Encumbrances

1. Lien of 2014 Real Estate Taxes, now due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.