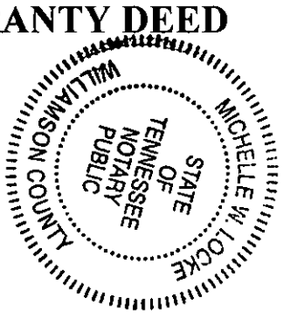
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00

Affiant

Subscribed and sworn to me on January 30, 2015

NOTARY PUBLIC

My Commission Expires: 10/2/17

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28146SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew Bedlack 1204B Sigler Street Nashville, TN 37203	New owner	093-13-P-002CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Radnor Partners, LLC, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Andrew Bedlack, a married man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit B of 1204 Sigler Street Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for 1204 Sigler Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140305-0018645, in the Register's Office of Davidson County, Tennessee with plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Radnor Partners, LLC, a Tennessee limited liability company, by Deed from Andreas Albert, a single person, dated September 27, 2013, filed for record on October 11, 2013, of record in Instrument No. 20131011-0106695, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Davidson County taxes which have been paid by the Grantor and prorated by the parties which have been prorated by the parties and assumed by the Grantee.
2. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 1204 Sigler Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140305-0018645, Register's Office for Davidson County, Tennessee and to which reference is hereby made as if copied verbatim.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 1204 Sigler Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140305-0018645, Register's Office for Davidson County, Tennessee and to which reference is hereby made as if copied verbatim.
4. Subject to a lien for assessments as provided for in the Declaration of Covenants, Conditions and Restrictions.

BILL GARRETT, Davidson County
Trans:T20150007948 DEEDWARR
Recvd: 02/02/15 11:00 2 pgs
Fees:13.00 Taxes:2127.50
20150202-0009405

This property is also known as property located at 1204B Sigler Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of January, 2015.

Radnor Partners, LLC

BY: W F Snyder AS MEMBER
William F. Snyder
as Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Radnor Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 30th day of January, 2015.

Notary Public

PATRICK H. POOLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE