BILL GARRETT, Davidson County
Trans:T20150016812 DEEDWARR
Recvd: 03/09/15 12:49 3 pgs
Fees:18.00 Taxes:5272.50
20150309-0019902

When recorded return to:
Midtown Title, LLC
1704 Charlotte Ave., Suite 105
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
DWMK Properties LLC 3824 Bedford Avenue #120 Nashville, Tennessee 37215	DWMK Properties LLC 5959 Temple Road Nashville, TN 37221	117140B12000CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Barry S. Wilker, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto DWMK Properties LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 120 as created by the Master Deed of Bedford Commons II Condominiums, recorded as Instrument No. 20061027-0133507 as amended at Instrument No. 20120802-0068735, Register's Office for Davidson County, Tennessee, together with all rights associated therewith, including rights to common areas and the right to parking space(s) 10 and 16 as Limited Common Elements appurtenant to such Unit. Said Condominium Unit being located on that tract or parcel of land lying and being Lot 2, Final Plat, Bedford Avenue Subdivision, Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barry S. Wilker, unmarried by Special Warranty Deed from Bedford Commons II, LLC, a Tennessee limited liability company, recorded on the 2nd day of April, 2007 in Instrument No. 20070402-0039350, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Matters shown on the plat of BEDFORD AVENUE SUBDIVISION, PHASE 2, as recorded in Instrument No. 20050929-0116962 and Plat Book 974, Page 64 , said Register's Office.
3. Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20050406-0038094, 20050609-0066029, 20050621-0070753 and 20060831-0107993 and Book 1181, Page 149, said Register's Office.
4. Charter of Homeowners Association recorded at Instrument Nos. 20050411-0039751 and 20061101-0135853.
5. Terms and provisions of the Articles of Incorporation, recorded in Instrument No. 20050712-0080847.
6. Easement recorded in Book 3920, Page 863 and Book 3914, Page 85.
7. Master Deed establishing BEDFORD COMMONS II CONDOMINIUMS of record in Instrument No. 20061027-0133507, as amended by instrument(s) of record in Instrument No. 20120802-0068735.

8. Easement for Permanent Cross Access and Joint Use Driveway, recorded in Instrument No. 20050812-0095774.
9. Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060309-0027620.
10.Stormwater Detention Agreement recorded at Instrument No. 20040928-0116720.
11.Stormwater Quality Agreement recorded at Instrument Nos. 20060309-0027609 and 20050711-0079574.

This is improved real property located on 3824 Bedford Avenue, Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,425,000.00.

Affiant

Subscribed and sworn to before me this 4th day of March, 2015.

Notary Public

Commission Expires:

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

And Grantor do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee's, successors and against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of March, 2015.

Barry S. Wilker

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Barry S. Wilker with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 2015.

My Commission Expires:_____ Notary Public

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017