Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150034589 DEEDWARR
Recvd: 05/05/15 14:37 4 pgs
Fees:23.00 Taxes:2312.50
20150505-0040992

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Shareef Aminmadani 1212 Laurel Street, #1013 Nashville, Tennessee 37203	Same	093090C10000CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BC COMMUNITY PROPERTY, LLC**, a Florida limited liability company (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **SHAREEF AMINMADANI** (hereinafter the "Grantee"), his heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 1212 Laurel Street, #1013, Nashville, Tennessee 37203.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 30th day of April, 2015.

BC COMMUNITY PROPERTY, LLC,
a Florida limited liability company

By: _____
Fred Russell Harwell, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Russell Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signatory of BC COMMUNITY PROPERTY, LLC, the within named bargainor, a Florida limited liability company, and that he, as such Authorized Signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signatory.

WITNESS my hand, at office, this 30th day of April, 2015.

NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2016

My Commission Expires:
6-21-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of April, 2015.

Notary Public

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

My Commission Expires:

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit 1013 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed by Special Warranty Deed from Laurel Property, LLC, a Delaware Limited Liability Company to BC Community Property, LLC, a Florida Limited Liability Company as recorded on the 2nd day of January, 2015 in Instrument No. 20150102-0000454; Quitclaim Deed from Metropolitan Development and Housing Agency to Laurel Property, LLC, a Delaware limited liability company as recorded on the 31st day of December, 2013 in Instrument No. 20131231-0131305; Quitclaim Deed from Laurel Property, LLC, a Delaware limited liability company to Metropolitan Development and Housing Agency as recorded on the 31st day of December, 2013 in Instrument No. 20131231-0131304; Quitclaim Deed from Gaylon M. Lawrence, Jr., as to an eighty percent (80%) undivided tenant in common interest to Laurel Property, LLC, a Delaware limited liability company as recorded on the 27th day of December, 2012 in Instrument No. 20121227-0119221; Special Warranty Deed from Gaylon M. Lawrence, Jr., as to an eighty percent (80%) undivided tenant in common interest to Laurel Property, LLC, a Delaware limited liability company as recorded on the 27th day of December, 2012 in Instrument No. 20121227-0119220; Quitclaim Deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to a twenty percent (20%) undivided tenant in common interest to Laurel Property, LLC, a Delaware limited liability company as recorded on the 27th day of December, 2012 in Instrument No. 20121227-0119219 and Special Warranty Deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to a twenty percent (20%) undivided tenant in common interest to Laurel Property, LLC, a Delaware limited liability company as recorded on the 27th day of December, 2012 in Instrument No. 20121227-0119218, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Real property taxes for 2015, a lien, not yet due and payable, which has been prorated between the parties.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20120216-0013756, Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20140718-0063781, said Register's Office, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Charter of Twelve Twelve Condominium Association, Inc. recorded in Instrument No. 20140627-0056540, said Register's Office.

5. Grant of Easement as set forth in instrument recorded in Instrument No. 20140924-0087646, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20130122-0006827, said Register's Office.

7. Easement granted to The State of Tennessee by instrument recorded in Book 4318, Page 544, said Register's Office.

8. Bill No. 084-571 closing Alley No. 234 extending from 12th Avenue S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville of and Davidson County, Tennessee.

9. Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway recorded in Book 4370, Page 916, said Register's Office, and Book 4395, Page 715, said Register's Office.

10. Arts Center Redevelopment Plat containing restrictive covenants of record in Book 10965, Page 404, said Register's Office, as amended in Book 11625, Page 252, said Register's Office, and further amended in Instrument No. 20020715-0084598, said Register's Office.

11. Arts Center Redevlopment Plan in Ordinance #98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, recorded in the Metropolitan Clerk's Office for Davidson County, Tennessee.

12. The plat survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.

13. Restrictions of record in Instrument No. 20131231-0131305, said Register's Office.

14. Declaration of Easements and Restrictive Covenants as set forth in instrument recorded in Instrument No. 20121227-0119217, said Register's Office.