WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $118,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7674 B AND T CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
B and T Partnership	B and T Partnership	117110B09600CO
5631 Granny White Pike	5631 Granny White Pike	
Brentwood, TN 37027	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM E. CONN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

B AND T PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3600 Hillsboro Pike, Unit F-16, Nashville, TN 37215

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 on the 24th day of July, 2015.

William E. Conn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM E. CONN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of July, 2015.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20150062568 DEEDWARR
Recvd: 07/30/15 10:02 2 pgs
Fees:13.00 Taxes:436.60
20150730-0075074

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being No. 16, Building F, on the plan of The Villager East, Revised, of record in Book 5200, Page 235, Register's Office for said County, and which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed by Warranty Deed from Minnie Sue Curl, unmarried to William E. Conn, as recorded on the 9th day of December, 2013 in Instrument No. 20131209-0124722 and Warranty Deed from Andrews Properties, Inc. and Cherokee Properties, Inc. to Minnie Sue Curl, as recorded on the 12th day of August, 1980 in Deed Book 5635, Page 914, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGER EAST CONDOMINIUM APARTMENTS, REVISED, as recorded in Plat Book 5200, Page(s) 235, corrected in Book 5679, Page 78, 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).

d. Terms and provisions of by-Laws recorded in Book 5457, Page 338.

e. Charter of Homeowners Association recorded in Book 5450, Page 744 and Book 5393, Page 662.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER EAST CONDOMINIUM of record in Book 5457, Page 298, as amended by instrument(s) of record in Book 5553, Page 336; also subject to easements, rights and interests 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 building thereon.