THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311149** BILL GARRETT, Davidson County Trans:T20170058777 DEEDWARR Recvd: 07/10/17 14:33 2 pgs Fees:13.00 Taxes:7677.50 20170710-0069220	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,075,000.00. KCM Affiant Subscribed and sworn to before me, this 6th day of July, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: 3817 Bedford Partners, LLC 3817 Bedford Ave #220 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117140C22000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The 218 Building, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3817 Bedford Partners, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Condominium Unit 220, Bedford Commons I Condominiums created pursuant to that certain Master Deed recorded as Instrument No. 200606220074805, as amended in Instrument Nos. 20060816-0101058 and 20100412-0027652, Register's Office of Davidson County, Tennessee, together with all rights associated therewith, including rights to common areas and the right to parking space numbers 12, 13, 14, 23, 24, 32, and 33 as Limited Common Elements appurtenant to such Unit. Said Condominium Unit being located on that tract or parcel of land lying and being Lot 5, Final Plat, Bedford Avenue Subdivision, Phase 2, recorded as Instrument Number 20050929-0116962, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The 218 Building, LLC, a Tennessee limited liability company by Special Warranty Deed from Bedford Commons I, LLC, a Tennessee limited liability company, recorded on the 6th day of July, 2006 in Instrument No. 20060706-0081051, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 974, Page(s) 64 and Instrument No. 20050929-0116962.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050406-0038094, as supplemented in Instrument Nos. 20050609-0066029, 20050621-0070753 and 20060831-0107993.
Terms and provisions of the Articles of Incorporation, recorded in 20050712-0080846.

Charter of Bedford Commons I Condominium Association, Inc. recorded at Instrument No. 20060622-0074804.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BEDFORD AVENUE SUBDIVISION,

PHASE 2 Condominium of record in Instrument No. 20060622-0074805, as amended by instrument(s) of record in Instrument Nos. 20060816-0101058 and 20100412-0027652.

Easement for sanitary sewer, recorded in Book 3920, Page 863.

Easement for sanitary sewer and/or storm drainage, recorded in Book 3914, Page 85.

Easement for permanent cross access/joint use driveway, recorded in Instrument No. 20050812-0095775.

Storm Water Quality Agreement as set forth in instrument recorded in Instrument No. 20050711-0079574.

Future Access Easement to be Dedicated Upon Execution of Joint Access Agreement with Neighboring property recorded at Instrument No. 20050812-0095776.

Charter of Bedford Commons Association, Inc. recorded at Instrument No. 20050411-0039751.

This is improved property located at 3817 BEDFORD AVE #220 Nashville, TN 37215-2545.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2017.

The 218 Building, LLC, a Tennessee limited liability company

BY: _____
Daniel C. Todd, Member

BY: _____
John F. Floyd, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel C. Todd and John F. Floyd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Members of The 218 Building, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of July 2017.

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

_____ Notary Public

My Commission Expires: _____