Bill Garrett Davidson County
Batch# 59253 DEEDWARR
02/15/2018 09:55:41 AM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20180215-0014838

This Instrument Prepared by:
N. Courtney Hollins
Dickinson Wright, PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

FROM: SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, Grantor

TO: MARK STEVE MEADOWS, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
MARK STEVE MEADOWS 605 Cowan Street Nashville, TN 37207	Same as Owner	142-02-0A-100-00

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

The actual consideration for this transfer is FIVE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($565,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of February, 2018.

Notary Public

My Commission Expires: July 5, 2021

N. Courtney Hollins
State of Tennessee Notary Public
Davidson County
My Commission Expires July 5, 2021

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership ("Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto MARK STEVE MEADOWS ("Grantee"), his heirs, representatives, successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 8120 Sawyer Brown Rd., Unit 109, Bldg. B, Nashville, Tennessee 37221.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, representatives, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 14th day of February, 2018.

GRANTOR:

SAWYER BROWN OFFICE CONDOS, G.P.,
a Tennessee general partnership

By: _____
Fred Zimmerman, Managing General Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, N. Courtney Hollins, a Notary Public of said County and State, personally appeared Fred Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Partner of SAWYER BROWN OFFICE CONDOS, G.P., the within named bargainor, a Tennessee general partnership, and that as such Managing General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Sawyer Brown Office Condos, G.P., by himself as the Managing General Partner thereof.

Witness my hand and seal, at Office in Nashville, Davidson County, Tennessee, this 7th day of February, 2018.

_____
Notary Public

My Commission Expires: July 5, 2021

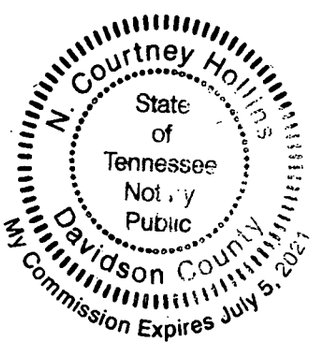


EXHIBIT A
PROPERTY DESCRIPTION

BEING Unit 109, a part of Building B, together with the appurtenant interest in the common elements of The Arlington At Williamsburg Office Park Condominiums, a horizontal property regime established as Master Deed of record in Book 8023, Page 735 and amended in Book 8166, page 636, Instrument Number 20031003-0146673, Instrument Number 20041105-0133832, and in Instrument Number _____*_____, Register's Office for Davidson County, Tennessee. Part of said building being depicted on the" Building Exhibit for Steve Meadows" attached as Exhibit "A" on the Supplement to the aforementioned Master Deed of record in Instrument Number _____**_____, said Register's Office.

* and ** = 20180215-0014837

Being part of the same property conveyed to Sawyer Brown Office Condos, LLC, from George Gianikas, Trustee, by deed of record in Book 9559, page 723, as corrected by Deed of Correction of record in Book 9627, page 238, said Register's Office. The said Sawyer Brown Office Condos, LLC having since merged into Sawyer Brown Office Condos, G.P., a Tennessee general partnership, as evidenced by Certificate of Merger of record as Instrument No. 20000103-0000318, said Register's Office.

EXHIBIT B
ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 142-02-0A-100.00 CO.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Grantor assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Matters shown on the Plan of record in Book 7900, page 131, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7860, page 964 as amended as Instrument No. 20040528-0062845, said Register's Office.

5. Master Deed of record in Book 8023, page 735 and as amended in Book 8166, page 636, together with supplements to the Master Deed of record as Instrument Nos. 20031003-0146673, 20041105-0133832, and 20180215-0014837 said Register's Office. and including, without limitation, rights of others in and to the general and limited common areas.

6. Agreement for Dedication of Easement for Water Line of record in Book 7803, page 666, said Register's Office.