WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER 2005. Notary Public MY COMMISSION EXPIRES 11/30/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar Allen Branton Jr. et ux	.	093-2-3-D-4.00CO
(NAME)	(NAME)	
207 3rd Avenue North, Unit 302	NEW OWNER	093-2-3 D-4.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Phoenix Loft, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edgar Allen Branton Jr. and wife, Gretel Branton, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Unit in Davidson County, Tennessee, being Unit No. 302 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft of record in Instrument No. 20040701-0078141, and as amended by Amended and Restated Master Deed for The Phoenix Loft in Instrument No. 20050907-0107157, and Instrument No. 20051019-0125906, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed. Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being part of the same property conveyed to The Phoenix Loft, LLC by Quitclaim Deed from Gary Bowie filed of record in Instrument No. 20040701-0078138, Register's Office of Davidson County, Tennessee.

Subject to Charter for The Phoenix Loft Condominium Association, Inc. as shown of record in Instrument 20030407-0046048, Register's Office of Davidson County, Tennessee.

Subject to Master Deed for The Phoenix Loft and the By-Laws of The Phoenix Loft Condominium Association, Inc. as shown of record in Instrument No. 20040701-0078141, as amended and restated in Instrument No. 20050907-0107157, and Instrument No. 20051019-0125906, Register's Office of Davidson County, Tennessee.

Subject to party wall as shown in Book 9999, Page 483, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 207 3rd Avenue North, Unit 302, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Davidson County DEEDWARR
Recvd: 12/14/05 13:02 2 pgs
Fees:13.00 Taxes:999.00
20051214-0150178

Witness my hand this 9th day of December, 2005.

The Phoenix Loft, LLC

By: _____

Gary R. Bowie, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Gary R. Bowie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of The Phoenix Loft, LLC, the within named bargainor, a limited liability company, and that such Gary R. Bowie executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Phoenix Loft, LLC as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 9th day of December, 2005.

Commission expires: April 18, 2006

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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Delaina D. Scoby Notary Public