318
Gullet
Hamlin

This instrument prepared by:
Lehman Land Title, Inc.

Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-1066312**

Davidson County DEEDWARR
Recvd: 01/12/06 14:49 4 pgs
Fees:23.00 Taxes:913.90
20060112-0005031

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixth day of January, 2006**, by and between **The Exchange Lofts, LLC, a Tennessee Limited Liability Company**, parties of the first part, and **Jonathan D. Grimes, a married man and Justin P. Grimes, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Unit 608, and one parking space, The Exchange Lofts of the Banner Block Condominiums, as established under Master Deed of record in Instrument Number 20050527-0060419, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to The Exchange Lofts, LLC, a Tennessee limited liability company by deed from Metropolitian Development and Housing Agency, of record as Instrument Number 20040708-0081242, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **093-0-61-D-608.00**

X Improved OR

Unimproved property located at: **309 Church Street, Unit 608, Nashville, Tennessee 37201**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

The Exchange Lofts, LLC, a Tennessee
Limited Liability Company

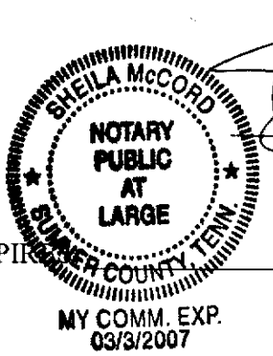
By: Aaron White, Chief Manager

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Aaron White, whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of The Exchange Lofts, LLC, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing as such Chief Manager of The Exchange Lofts, LLC.

WITNESS my hand and official seal at Brentwood, Tennessee, this 6th day of January, 2006.



NOTARY

MY COMMISSION EXPIRES: _____

****

Owner's Name: **Jonathan D. Grimes**

and Address: **309 Church Street, Unit 608**
Nashville, TN 37201

Mail tax bills to, (Person or Agency responsible for payment of taxes)
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$247,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixth day of January, 2006.**

Notary Public

MY COMMISSION EXPIRES:
September 22, 2007

My Commission Expires: _____

