WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 08:20 2 pgs
Fees:13.00 Taxes:803.42

20060117-0005747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,140.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DENISE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expir
uly 19, 2008
STATE OF TENNESSE

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric M. Groom	American Home Mortgage	**P/A 093-02-4 018.00**
(NAME)	(NAME)	
178 Second Avenue North, The Quarters Condominiums, Unit 404	P. O. Box 660029	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Dallas, TX 75266-0029	
(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, **178 2nd Avenue North, LLC, a Georgia limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric M. Groom,** 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:

LAND in Davidson County, Tennessee, being **Unit No. 404,** as shown on Exhibit "D" to the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to 178 2nd Avenue North, LLC, a Georgia limited liability company by deed from Grayson Corporation, a Tennessee corporation of record in Instrument Number 20040826-0103533, Register's Office for Davidson County, Tennessee.

Parking Space Number 4 has been designated as a limited common element with respect to Unit 404 conveyed hereby.

This conveyance is subject to:

1) Master Deed, Charter, and By-Laws recorded as Instrument Number 20050902-0106149
2) A Tennessee Conservation Easement of record in Book 7088, Page 975
3) Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130, as amended and supplemented in Book 11625, Page 280
4) Ordinance for Redevelopment Plan Nos. 093-773 (as amended) and 099-1762, approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District).
5) Taxes for the years 2006 and following

unimproved ☐

This is improved ☒ property, known as **178 Second Avenue North, The Quarters Condominiums, Unit 404 Nashville, TN 37201**

(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.

Witness my hand this **13th day of January, 2006.**

178 2nd Avenue North, LLC

By: C. Eugene Gilbert

C. Eugene Gilbert, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **C. Eugene Gilbert** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Manager** of **178 2nd Avenue North, LLC**, the within named bargainor, a (**LLC**), and that he as such **Manager** executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **C. Eugene Gilbert** as such **Manager.**

WITNESS my hand and official seal at Nashville, Tennessee, on this **13th day of January, 2006.**

Commission expires: 7-19-08



Jill Connors

Notary Public