# WARRANTY DEED

G-WM-06-330

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,900.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher Ellis | American Home Mortgage | |
| 1400 8th Avenue North Unit 330 (ADDRESS) | 538 Broadhollow Road (ADDRESS) | P/O 81-12B-001.00 CO |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Melville, NY 11747 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOFTS AT WERTHAN MILLS III, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER ELLIS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 330, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts At Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument Number 20040521-0059936, Instrument Number 20040712-0082926, Instrument Number 20050202-0012489, and Instrument Number 20051230-0156950, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

BEING PART OF THE SAME PROPERTY CONVEYED TO LOFTS AT WERTHAN MILLS III, LLC BY WARRANTY DEED FROM CRJ 8TH AVENUE PROPERTY, LLC RECORDED FEBRUARY 2, 2005 IN INSTRUMENT NO. 20050202-0012490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9183, page 130; Book 11625, page 280; Book 175, page 137; Book1291, page 593; Book 4718, page 619; Instrument Numbers 20031023-0157113; 20040521-0059936; 20040712-0082926; 20050202-0012489; 20051230-0156950; 20031027-0157822; 20031023-0157114; 20050202-0012491, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1400 8th Avenue North Unit 330, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of May, 2006.

Lofts at Werthan Mills III, LLC

BY: _____
Aaron White, Chief Manager

Davidson County DEEDWARR
Recvd: 05/08/06 13:50 2 pg:
Fees:13.00 Taxes:1131.83

20060508-0053441

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron White,with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Chief Manager of Lofts at Werthen Mills III, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 15th day of May, 2006 .

NOTARY PUBLIC

My Commission Expires: 1/26/2006

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008