THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Chernau, Chaffin & Burnsed** **800 Woodland Street #305** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $254,900.00. Affiant Subscribed and sworn to before me this 30th day of August, 2006. Notary Public My Commission Expires: 5/22/2010

ALLISON H. KEENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Marc R. Minish 800 Woodland Street #305 Nashville, TN 37206	**Send Tax Bills To:** same	**Tax Information:** Map No.082.16-0E Parcel No. 026.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin B. Luffman, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc R. Minish** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Mary Frances Luffman, wife of Justin B. Luffman, hereby joins in the execution of this Instrument to convey any and all marital interest she may have in subject property.

This is improved property located at 800 Woodland Street #305, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2006.

Justin B. Luffman

Mary Frances Luffman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Justin B. Luffman and Mary Frances Luffman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2006.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 09/12/06 08:38 2 pg
Fees:13.00 Taxes:943.13

20060912-0112582

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 305 together with parking space #9, together with the appurtenant interest in the common elements of City View Lofts Condominiums horizontal property regime established by Master Deed, of record in Instrument No. 20020905-0107488 and amended in Instrument No. 20030826-0123605, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts of record in Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Justin B. Luffman, Unmarried by Warranty Deed dated September 8, 2003 from City View Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20030915-0135157, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20010529-0055279, Instrument No. 20010529-0055280 and Instrument No. 20020905-0107487, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of City View Lofts Condominium Association, Inc. of record in Instrument No. 20041014-0124079, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for City View Lofts Condominiums, of record in Instrument No. 20020905-0107488 and amended in Instrument No. 20030826-0123605, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.
7. Approval of development plan recorded in Instrument No. 20030826-0123606, Register's Office for Davidson County, Tennessee.