Davidson County DEEDWARR
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Fees:13.00 Taxes:991.60

20061121-0144244

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: NOV 22, 2008 (AFFIX SEAL)

ADAM LAFEVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires

G-KL-06-503

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 |
|---|---|---|
| Judson A. McDougal | CityLife Lending Group, LLC | |
| 239 5th Avenue North Unit #503 (ADDRESS) | 7445 New Technolgy Way (ADDRESS) | 93-6-1-B-503 CO |
| Nashville, TN 37219 (CITY) (STATE) (ZIP) | Fredrick, MD 21703 (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 KRESS LOFTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUDSON A. MCDOUGAL, UNMARRIED, 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 503 and One Parking Space, THE KRESS LOFTS CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument No. 20060324-0034091, in the Register's Office, 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 by Quitclaim Deed from Metropolitan Development and Housing Agency to The Kress Lofts, LLC, a Tennessee limited liability company as recorded on the 29th day of April, 2005 in Instrument No. 20050429-0048064 , in the Register's Office of 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 7423, page 374; Book 9208, page 613; Book 10512, page 464; Instrument Number 20020626-0076795; 20050124-0008719; 20050218-0018799; 20050429-0048067; 20060324-0034091; 20051128-0142924; 20050429-0048064, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 239 5th Avenue North Unit #503, Nashville, Tennessee 37219
(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 8th day of November, 2006.

Kress Lofts, LLC

BY: _____
Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of November, 2006, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Kress Lofts, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of November 2006.

Notary Public

My Commission Expires:




My Commission Expires NOV. 22, 2008

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