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Davidson County DEEDWARR
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Fees:18.00 Taxes:638.07
20061218-0155907

SPECIAL WARRANTY DEED

FROM: Germantown Partners, LLC,
Grantor

TO: Simin Soroushazari,
Grantee

This instrument was prepared by:
Jefferson H. Ockerman, Esq.
Stites & Harbison PLLC
Suite 1800
SunTrust Center
Nashville, Tennessee 37219

Address New Owner (s) as follows:

Simin Soroushazari
2706 Sunset Place
Nashville, TN 37212

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

082 -09-281(part of)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy Two Thousand, Four Hundred Fifty and NO/100 Dollars ($172,450.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of December, 2006.

Notary Public

My Commission Expires: 7/19/08

MARGARET A. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

FOR AND IN CONSIDERATION OF the sum of One Hundred Seventy Two Thousand, Four Hundred Fifty and NO/100 Dollars ($172,450.00), the receipt and sufficiency of which are hereby acknowledged, Germantown Partners, LLC (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Simin Soroushazari (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, commonly known as Unit 302, Summer Street Lofts, Nashville, Tennessee and more particularly described as 1201 5th Ave., Unit 302 on the Master Deed establishing a Horizontal Property Regime of Summer Street Lofts, recorded as Instrument Number 20060210-001660, Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Master Deed recorded as Instrument Number 20060919-0116175, said Register's Office, as further amended by that certain Second Amendment to Master Deed recorded as Instrument Number 20061215-0154790, said Register's Office (as amended from time to time, the "Master Deed"), together with all fixtures, limited common elements appurtenant thereto, including without limitation Parking Space 302 and together with that Limited Common Element shown as

Terrace Limited Common Area for Unit 302 as shown on the improvements, buildings and structures located thereon (collectively, the "Property").

The Property is improved property known as Suite 102 ~~Summer Street Lofts~~, 1201 5th Avenue, North, Nashville, Tennessee.

Being part of the same property conveyed to Germantown Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, Tenn. Code Ann. 13-20-101, et seq., dated January 31, 2003, of record in Instrument 20030131-0013511, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. 13-20-101, et seq., by General Warranty Deed from Scott C. Chambers, dated January 31, 2003, recorded January 31, 2003, of record in Instrument 20030131-0013510, said Register's Office.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit A and any other matters of record, to which this conveyance is expressly made subject.

Witness my hand this 18th day of December, 2006.

GERMANTOWN PARTNERS, LLC, a Tennessee limited liability company

By: _____

Printed Name: Andree Akers Lequire

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, Margaret Dennis, a Notary Public of said County and State, personally appeared Andree Akers Lequire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of GERMANTOWN PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as its Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee this 18th day of December, 2006.

_____
Notary Public

My Commission Expires: 7/19/08

MARGARET A. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

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12/15/06

EXHIBIT A

Encumbrances

1. Stormwater Detention easement of record in Instrument 20051114-0137101, Register's Office for Davidson County, Tennessee

2. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 20051114-0137103, Register's Office for Davidson County, Tennessee

3. Summer Street Lofts Master Deed of record in Instrument 20060210-0016660, as amended by that certain First Amendment to Master Deed of record in Instrument 20060919-0116175, as further amended by that certain Second Amendment to Master Deed of record in Instrument 20061215-0154790, all in the Register's Office for Davidson County, Tennessee.

4. Summer Street Lofts Association, Inc. Charter of record in Instrument 20060307-0026605, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the plan of record in Instrument 20040224-0020831. Register's Office for Davidson County, Tennessee.

6. Liens for any unpaid and/or special assessments.

7. Rights of others in and to the common elements.