Davidson County DEEDWARR
Recvd: 01/03/07 14:13 2 pgs
Fees:13.00 Taxes:740.00
**20070103-0001219**

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Michael I. Angarole and wife,
Karen R. Angarole
204 Hillsboro Place
Nashville, TN 37215

**SEND TAX BILL:**

First State Bank
291 E. Main St.
Hendersonville, TN 37075

**MORTGAGEE:**
First State Bank
291 E. Main St.
Hendersonville, TN 37075

**MAP AND PARCEL:**
MAP 81-12B
PARCEL 17CO

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CRJ 8th Avenue Property, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Michael I. Angarole and wife, Karen R. Angarole**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 17 together with the Allocated Parking Spaces, Allocated Basement Storage Area, and the appurtenant interest in the common areas of The Lofts at Werthan Mills, a horizontal property regime as established by the Master Deed for The Lofts at Werthan Mills Condominiums, recorded as Instrument No. 20031023-0157113, as amended by the First Amendment of record in Instrument No. 20040521-0059936, as amended by the Second Amendment of record as Instrument No. 20040712-0082926, as amended by the the Third Amendment of record as Instrument No. 20050202-0012489, as amended by the Fourth Amendment of record as Instrument No. 20051230-156950, and as amended by the Fifth Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "D" to the Master Deed.
>
> Being part of the same property conveyed to CRJ 8th Avenue Property, LLC, a Tennessee limited liability company, by Quitclaim Deed from Metropolitan Development and Housing Agency, dated March 15, 2001, of record in Instrument No. 20010315-0025023, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1400 8th Avenue North, Suite 20, Nashville, TN.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that its are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 3rd day of January, 2007.

CRJ 8th Avenue Property, LLC

BY: Charles R. Jones
Charles R. Jones, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Charles R. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of CRJ 8th Avenue Property, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and official seal this the 3rd day of January, 2007.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

Karen R. Agard
**AFFIANT**

Subscribed and sworn to before me
this 3rd day of January, 2007.

**NOTARY PUBLIC**

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009