26-1-587

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

SPECIAL WARRANTY DEED

FROM: Germantown Partners, LLC, Grantor

TO: Michael A. Trigiani, 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:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Michael A. Trigiani 337 Cross Timbers Drive Nashivlle, TN 37221	Same	082.09-0P-303.00 CO 3

Davidson County DEEDWARR
Recvd: 01/04/07 14:00 3 pgs
Fees:18.00 Taxes:644.73
20070104-0001771

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~~) 174,250.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of December, 2006.

Notary Public

TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 6-16-07

MY COMMISSION EXPIRES: JUNE 16, 2007

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 Michael A. Trigiani (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, commonly known as Unit 303, Summer Street Lofts, Nashville, Tennessee and more particularly described as Unit 303 on the plat attached to the Master Deed 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 303 and together with that Limited Common Element

shown as Terrace Limited Common Area for Unit 303 as shown on the improvements, buildings and structures located thereon (collectively, the "Property").

The Property is improved property known as Unit ~~103~~ 103, 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, his 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, his 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 13th 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, M. Todd Jackson, 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 13 day of December, 2006.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: JUNE 16, 2007

_____
Notary Public

My Commission Expires: 6/16/07

13643N:051416:706833:3:NASHVILLE
12/13/06

EXHIBIT A

Encumbrances

1. Stormwater Detention easement of record in Instrument 200511140137101, Register's Office for Davidson County, Tennessee

2. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 200511140137103, 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