Davidson County DEEDWARR
Recvd: 05/21/07 11:07 2 pgs
Fees:13.00 Taxes:1174.75
20070521-0060181

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #056031** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $317,500.00 Affiant Subscribed and sworn to before me this 17th day of May, 2007. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Joe and Phran Galante 30 Bancroft Place Nashville, TN 37215	Joe and Phran Galante 30 Bancroft Place Nashville, TN 37215	MAP 104-16-D, PARCEL 2 CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Belmont Lofts, LLC, a Tennessee limited liability company**, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Joe Galante**, and wife, **Phran Galante**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2 of Belmont Lofts, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.* as amended, Tennessee Code Annotated, and as established by a Master Deed of Belmont Lofts, of record in Instrument No. 20051028-0130475, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and depicted in Exhibit C; and more particularly described on the Plat which is also appended thereto and depicted in Exhibit D to said Master Deed, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being part of the property conveyed to Belmont Lofts, LLC, a Tennessee limited liability company by deed from GSP Properties, LLC, a Tennessee limited liability company, and Landis Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20051028-0130474, Register's Office for Davidson County, Tennessee, dated October 27, 2005.

This conveyance is made subject to:

1. Taxes for 2007, which have been prorated and assumed by the Grantees.
2. All matters shown on Master Deed establishing a Horizontal Property Regime of Belmont Lofts of record in Instrument No. 20051028-0130475, including the By-Laws attached thereto as Exhibit C and the plat attached thereto as Exhibit D, Register's Office of Davidson County, Tennessee.
3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et. Seq.*
4. All matters shown on the Plan of record in Book 421, page 34, Register's Office of Davidson County, Tennessee.
5. Charter for Belmont Lofts Condominium Association, Inc., of record in Instrument No. 20051028-013047, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1622 Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that it is lawfully seized of said land in fee simple has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds itself and its successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 17th day of May, 2007.

Grantor: Belmont Lofts LLC, a Tennessee limited liability company

By: _____
Robert W. Lowe, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Robert W. Lowe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Chief Manager of Belmont Lofts, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office, this 17th day of May, 2007.

_____
Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009