270654

Davidson County DEEDWARR
Recvd: 07/11/07 10:01 2 pgs
Fees:13.00 Taxes:2035.00

20070711-0082496

WARRANTY DEED

G-VRE-07-0207

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Jessica L. White
Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2007.

Susan Finch
Notary Public

MY COMMISSION EXPIRES: 3-29-09
(AFFIX SEAL)

SUSAN FINCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randal Higgs	(Same as owner)	
	(NAME)	
207 3rd Avenue		93-2-3-D-9 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		& 93-2-D-10 CO
(CITY) (STATE) (ZIP)	(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 THE PHOENIX LOFT, LLC, A TENNESSEE LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDAL HIGGS AND DARRELL HIGGS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Unit 601 and Unit 602 of The Phoenix Lofts, a Horizontal Property Regime as shown on the Condominium Site Plan of 207 Third Avenue North Condominium, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft, of record in Instrument No. 20040701-0078141, as amended and restated in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

As permitted under Paragraph 5 (c) of the Amended and Restated Master Deed for the Phoenix Loft of record in Instrument No. 20051019-0125906 in the Davidson County, Tennessee Register of Deeds office, there is ALSO CONVEYED HEREWITH, as an appurtenance to Unit 601 and Unit 602, the exclusive use of that portion of the roof area which is currently clear of improvements and fixtures being at least 2000 square feet comprised of areas approximately 35 feet wide on each end of the building, subject only to easements for utilities, etc. as set forth in said amended and restated master deed. Said exclusive use appurtenance will transfer along with the units to Grantee's heirs, successors and/or assigns.

Tax Parcel # 093.02-3D-009.00 (Unit 601) & 010.00 (Unit 602)

Being part of the same property conveyed to The Phoenix Loft, LLC, a Tennessee limited liability company by Quitclaim Deed from Gary Bowie, recorded on the 1st day of July, 2004 in Instrument No. 20040701-0078138, 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 as Instrument Number 20030407-0046049; 20030407-0046048; 20040701-0078141; 20050907-0107157; 20051019-0125906; and Book 9999, page 483, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 207 3rd Avenue, Nashville, Tennessee 37201

(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 6th day of July, 2007.

The Phoenix Loft, LLC, a Tennessee Liability Company

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of July, 2007, before me personally appeared Gary Bowie, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the member of The Phoenix Loft, LLC, a Tennessee Liability Company, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of July, 2007.

_____
Notary Public

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

My Commission Expires:

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