Box 36
22847

RECORD & RETURN TO:
FILE BOX 36, Davidson County

Davidson County DEEDWARR
Recvd: 03/04/08 14:19 3 pgs
Fees:18.00 Taxes:819.37
20080304-0021709

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $221,540.00.

Affiant

Subscribed and sworn to me on February 29, 2008.

NOTARY PUBLIC

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File # 22847SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric Woodruff 2201 Eighth Avenue South Unit No. 403 Nashville, TN 37204	SAME ADDRESS AS NEW OWNER	105-14-D-403.00co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lofts On Eighth Venture, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Eric Woodruff, an unmarried man,** hereinafter called **"GRANTEES,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 403 as set forth in the Master Deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670 in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed; and together with the exclusive use of the Limited Common Elements assigned to said Unit known as Parking Space No(s) 45, as identified and shown on Exhibit "E-2" and Exhibit "E-3" of said Master Deed.

Being part of the same property conveyed to Lofts on Eighth Venture, Inc., a Tennessee corporation, by Deed from 2201 Eighth Avenue Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20070124-0009942 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Lofts on Eighth, a condominium development, of record as Instrument No. 20061116-0142670 in the Register's Office for Davidson County, Tennessee, and the Bylaws appended thereto as Exhibit "C"; and
3. First Amendment to the Master Deed establishing The Lofts on Eighth of record as Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee; and
4. Stormwater Quality Agreement of record as Instrument No. 20061113-0139803 in said Register's Office; and
5. Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20061122-0144892 in said Register's Office, as to the Water Quality & Detention Easement, and Instrument No. 20070305-0026833 as to the Sewer Easement, as set forth therein; and
6. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

This property is also known as improved property located at 2201 Eighth Avenue South, Unit No. 403, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, his 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 our hands on February 29, 2008.

Lofts on Eighth Venture, Inc.:

By: _____

Title: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jeremy H. Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Lofts On Eighth Venture, Inc., the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Representative.

Witness my hand, at office, on February 29, 2008.

_____
Notary Public

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE