Davidson County DEEDWARR
Recvd: 05/21/08 14:08 2 pgs
Fees:13.00 Taxes:795.50

20080521-0052243

WARRANTY DEED

G-AA-08-309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

James M. Baggett
Affiant

Subscribed and sworn to before me, this 16th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 3
(AFFIX SEAL)

PATRICIA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Baggett	Countrywide Bank, FSB	
231 5th Avenue North, Unit 309 (ADDRESS)	801 Cresent Center Dr., # 510 (NAME) (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	093061B61900CO

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 ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES M. BAGGETT, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT FD 309, THE KRESS LOFTS, PHASE II, AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080118-0006035, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 1ST DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051201-0144514, 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 NUMBERS 20051201-0144514; BOOK 7423, PAGE 374; BOOK 8027, PAGE 865; BOOK 9208, PAGE 613; BOOK 10512, PAGE 464; INSTRUMENT NUMBERS 20020626-0076795; 20050124-0008719; 20050429-0048067; 20060324-0034091; 20070227-0024233; 20070419-0047025; 20071220-0146058; 20080118-0006035; 20080331-0032083; 20051128-0142924; AND 20061127-0145769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 231 5th Avenue North, Unit 309, Nashville, Tennessee 37219
(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 16th day of May, 2008.

Art Avenue Lofts, LLC

BY:_____
Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of May, 2008, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Art Avenue Lofts, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of May, 2008.

_____
Notary Public

My Commission Expires:

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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