WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $168,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON July 31, 2008

NOTARY PUBLIC

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7-24-10

Davidson County DEEDWARR
Recvd: 08/07/08 13:22 3 pgs
Fees:18.00 Taxes:621.60

20080807-0081614

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23451SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sheila Ratliff 926 Woodland Street, Unit 106 Nashville, TN 37206	SAME ADDRESS AS NEW OWNER	82-12-A-106 CO

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, **East End Lofts, LLC, a Tennessee Limited Liability Company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **Sheila Ratliff, unmarried,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 106 of East End Lofts Condominium 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 under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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, said Unit being depicted on Exhibit "D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being a portion of the same property conveyed to East End Lofts, LLC, by Quitclaim Deed from Bristol East End Partners, LLC, of record as Instrument No. 20060215-0018167 in the Register's Office for Davidson County, Tennessee.

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

1. 2007 Davidson County Taxes have been prorated by the parties and assumed by the Grantor. 2008 and subsequent county taxes are assumed by the Grantee;
2. Matters shown on Final Plat, East End Lofts, LLC, of record as Instrument No. 20060215-0018298 in the Register's Office for Davidson County, Tennessee, and Exhibit "D" to Master Deed, as amended;
3. 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 By-Laws 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 East End Lofts Condominium, of record as Instrument 20060803-0094710 as amended by First Amendment of record as Instrument No. 20061018-0129171, in the Register's Office for Davidson County, Tennessee; and By-Laws appended thereto as Exhibit "B";
4. Charter of East End Lofts Condominium Association of record in Instrument No. 20060803-0094709 in said Register's Office;
5. Stormwater Detention Agreement by and between East End Lofts and the Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20050926-0115146 in said Register's Office;
6. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20050926-0115148 in said Register's Office;
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 926 Woodland Street, Unit 106, Nashville, TN 37206.

TO HAVE AND TO HOLD the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE 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 condominium unit to the said GRANTEE, her 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.

The Grantor has caused these presents to be executed by its Authorized Representative on July 31, 2008.

EAST END LOFTS, LLC,
a Tennessee Limited Liability Company

BY: _____
Its Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 31, 2008, personally appeared before me, a Notary Public in and for the State and County aforesaid, Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of East End Lofts, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

_____
NOTARY PUBLIC

My commission expires: 1/3/11



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212