Davidson County DEEDWARR
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Fees:13.00 Taxes:1294.63

20081006-0101455

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$349,900.00**

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010

BONNIE J. CURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Return to:

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Hargett	Avenue Bank	104-16-O-D
(NAME)	(NAME)	(MAP)
1622 Linden Avenue	209 10th Avenue South, Ste. 250	002.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joe Galante and wife, Phran Galante**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles R. Hargett, an unmarried person,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 2 of Belmont Lofts, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit D to the Master Deed of Belmont Lofts, Condominium apartments, recorded in Instrument No. 20051028-0130475, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, and described in a Master Deed recorded in Instrument No. 20051028-0130475, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Belmont Lofts, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20051028-0130475, and By-Laws appended thereto as Exhibit C, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joe Galante and wife, Phran Galante, by deed from Belmont Lofts, LLC, a Tennessee limited liability company, dated May 17, 2007, of record in Instrument No. 20070521-0060181, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1622 Linden Avenue, Nashville, Tennessee 37212

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 2nd day of October, 2008.

Joe Galante by Phran Galante
Joe Galante
by Phran Galante, his Attorney in Fact

Phran Galante
Phran Galante

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Phran Galante with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of October, 2008.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 9/3/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phran Galante, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Joe Galante and that she is authorized by Joe Galante to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 2nd day of October, 2008.

Notary Public

My Commission expires: 9/3/12

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN