THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20090028784 DEEDWARR
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20090501-0039775



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***300,000.00.

Marie Bradford
Affiant

Subscribed and sworn to before me this 30th day of April, 2009.

Notary Public

My Commission Expires: 1-9-12

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Kimberly C. Hart 827 3rd Avenue, North Nashville, Tennessee 37201-1020	Bank of America, N.A. 3011 Armory Drive #120 Nashville, TN 37204	MAP 082-13-0 E PARCEL 137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($***300,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Keith Grant, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Kimberly C. Hart, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 137 of District Lofts, a Condominium Development, established pursuant to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing District Lofts, a Condominium Development of record in Instrument 20080104-0001256, corrected by Surveyor's Certificate of Correction in Instrument 20080111-0003637, as amended in Instrument 20080609-0059308, said Register' s Office, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 "C" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Keith Grant, unmarried by deed dated March 7, 2008, from Third & Harrison, LLC of record as Instrument 200803070023528 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 827 3rd Avenue, North, Nashville, Tennessee 37201-1020.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown in the Master Deed of District Lofts of record as Instrument No. 20080104-0001256 as amended by Surveyor's Certificate of Correction of record as Instrument No. 20080111-0003637 as amended in Instrument No. 20080609-0059308 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30 day of April, 2009.

Keith Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Grant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of April, 2009.

Notary Public

My Commission Expires: 4/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY