G-WF-09-503	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00 Affiant Subscribed and sworn to before me this 9th DAY OF October, 2009. Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

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

WARRANTY DEED

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
Mary Nell Bryan	CityLife Lending Group, LLC	
810 Summerly Dr. (ADDRESS)	121 Suburban Rd, 1st Fl (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Knoxvillle, TN 37923-5588 (CITY) (STATE) (ZIP)	93-6-1-B-636.00

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 MARY NELL BRYAN, 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 503, THE KRESS LOFTS, PHASE II, AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, AMENDED AT INSTRUMENT NO. 20080331-0032083, AND SCRIVENER'S AFFIDAVIT RECORDED AT 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 503, 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.

BILL GARRETT, Davidson County
Trans:T20090070297 DEEDWARR
Recvd: 10/15/09 13:49 2 pgs
Fees:13.00 Taxes:1605.80
20091015-0095585

Witness my/our hand(s) this 9th day of October, 2009.

Art Avenue Lofts, LLC

BY: _____

Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of October, 2009, 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 9th day of October, 2009.

_____

Notary Public

My Commission Expires: 7-2410

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

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