WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-KW-10-0239

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Young	New Owner (NAME)	
239 5th Avenue North #303 (ADDRESS)	(ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	93-6-1-B-303.00 CO

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, I/we G&C DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY YOUNG, UNMARRIED AND AS TO 50%, AND JULIE A. MOLONEY, UNMARRIED AND AS TO 50%, AS TENANTS IN COMMON., 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 K303 AND 1 PARKING SPACE, THE KRESS LOFTS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050429-0048067, AMENDED AT INSTRUMENT NOS. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035 AND 20080331-0032083, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO G & C DEVELOPMENT BY WARRANTY DEED FROM KRESS LOFTS, LLC, RECORDED ON THE 5TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070105-0002316, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 7423, PAGE 374; BOOK 9208, PAGE 613; BOOK 10512, PAGE 464; INSTRUMENT 20020626-0076795; INSTRUMENT 20050124-0008719; INSTRUMENT NO. 20050429-0048067; INSTRUMENT NO. 20060324-0034091; INSTRUMENT NO. 20070227-0024233; INSTRUMENT NO. 20070419-0047025; INSTRUMENT NO. 20071220-0146058; INSTRUMENT NO. 20080118-0006035; INSTRUMENT NO. 20080331-0032083; INSTRUMENT NO. 20051128-0142924; INSTRUMENT NO. 20050218-0018799; INSTRUMENT NO. 20050429-0048064; INSTRUMENT NO. 20050429-0048066; SAID REGISTER'S OFFICE; AND ORDINANCE NO. 77-716; ORDINANCE NOS. O82-845, O87-1695, O91-1567, O93-774, O97-775, O98-1187, BL2002-1033, BL2004-424 AND BL20050124-0008719 OF THE METROPOLITAN COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 239 5th Avenue North #303, 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:T20100015566 DEEDWARR
Recvd: 03/17/10 10:47 2 pgs
Fees:13.00 Taxes:910.20

20100317-0019976

Witness my/our hand(s) this 12th day of March, 2010.

G&C Development, LLC

BY: _____
Charles J. French, Jr., Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Charles J. French, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Manager of G&C Development, LLC, an Oregon limited liability company, the within named bargainor, a limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 day of March, 2010.

_____
Notary Public

My Commission Expires: 7-2-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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