WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100015587 DEEDWARR
Recvd: 03/17/10 11:20 2 pgs
Fees:13.00 Taxes:1221.00

20100317-0020015

R-VRES-10-415-305

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Patricia Hillhouse
Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2010.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(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
Patricia Hillhouse	New Owner (NAME)	
305 Church Street #305 (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	93-6-1-E-306.00 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, , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA HILLHOUSE , MARRIED, 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:

305 CHURCH STREET, UNIT 305, AND RIGHTS TO ONE PARKING SPACE OF THE CHURCH STREET LOFTS OF THE BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED PURSUANT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTIONS 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AS AMENDED, 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 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 THEREON; AND ALSO INCLUDING WITHOUT LIMITATIONS ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN MASTER DEED AND BY-LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME OF THE BANNER BLOCK CONDOMINIUMS, OF RECORD AS INSTRUMENT NO. 20050527-0060419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20050927-0115946; BY SECOND AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060728-0091581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BY THIRD AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060731-0092812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY FOURTH AMENDMENT TO MASTER DEED, OF RECORD AS INSTRUMENT NO. 20060907-0110529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES FRENCH, JR., UNMARRIED, BY GENERAL WARRANTY DEED FROM 303 CHURCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060914-0113906, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO G&C DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM CHARLES FRENCH, JR., UNMARRIED, RECORDED SIMULTANEOUSLY HEREWITH AT 20100317-0020014, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 7423, PAGE 374; BOOK 8421, PAGE 587: BOOK 9208, PAGE 613: BOOK 10512, PAGE 464; INSTRUMENT NO. 20020626-0076795; INSTRUMENT NO. 20050607-0064901; INSTRUMENT NO. 20050527-0060419; INSTRUMENT NO. 20050927-0115946; INSTRUMENT NO. 20060728-0091581; INSTRUMENT NO. 20060731-0092812; INSTRUMENT NO. 20060907-0110529; INSTRUMENT NO. 20061027-0133858; INSTRUMENT NO. 20061013-0127441; AND INSTRUMENT NO. 20050927-0115945; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 305 Church Street #305, Nashville, Tennessee 37201
(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.

Witness my/our hand(s) this 15th 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 15 day of March, 2010.

_____
Notary Public

My Commission Expires: 7-2410

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