THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11020114** BILL GARRETT, Davidson County Trans:T20110017477 DEEDWARR Recvd: 03/25/11 08:51 2 pgs Fees:13.00 Taxes:1905.50 20110325-0023028	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2011. Notary Public My Commission Expires: EMILY B. DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Mollye J. Brown Paul Polycarpou 239 5th Avenue North # 603 Nashville TN 37219	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 93-61B-603.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Loren Balman and Jennifer Balman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mollye J. Brown, unmarried and Paul Polycarpou, unmarried, as joint tenants, with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 603, and 2 parking spaces, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instruments Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025 and 20071220-0146058 and Scrivener's Affidavit recorded at Instrument Nos. 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 Loren Balman and wife, Jennifer Balman by Warranty Deed from Kress Lofts, LLC, a Tennessee Limited Liability Company, recorded on the 15th day of March, 2007 in Instrument No. 20070315-0031881, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464 and Instrument Nos. 20020626-0076795 and 20050124-0008719.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE KRESS LOFTS CONDOMINIUMS of record in Instrument No. 20050429-0048067 , as amended by instrument(s) of record in Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025 and 20071220-0146058 and Scrivener's Affidavit recorded at Instrument Nos. 20080118-0006035 and 20080331-0032083.

Charter of The Kress Lofts Condominiums Association, Inc. recorded at Instrument No. 20051128-0142924.

Articles of Incorporation of The Kress Lofts, LLC recorded at Instrument No. 20050218-0018799.

Subject to all matters set out in Quitclaim Deeds recorded at Instrument Nos. 20050429-0048064 and 20050429-0048066.

Located within the Capitol Mall Redevelopment Plan adopted pursuant to Ordinance No. 77-716, as amended by 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.

This is improved property located at 239 5th Avenue North # 603 Nashville TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2011.

Loren Balman

Jennifer Balman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Loren Balman and Jennifer Balman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2011.

Notary Public

My Commission Expires: _____

