(1)

PLEASE RETURN TO: WARRANTY TITLE INS CO. 165 INDIAN LAKE BLVD STE 106 HENDERSONVILLE, TN 37075	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00 Affiant Subscribed and sworn to before me this 15th DAY OF July, 2011. Notary Public MY COMMISSION EXPIRES: 4/23/2013 (AFFIX SEAL)
WARRANTY DEED R-KW-11-231	MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Avenue South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Thompson	Tammy Thompson	
231 5th Ave. N., #309 (ADDRESS)	(NAME) 231 5th Ave. N., #309 (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	093061B61900CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES M. BAGGETT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMMY THOMPSON , 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 NO. FD309 OF THE KRESS LOFTS CONDOMINIUMS, PHASE II, AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20050429-0048067, AS AMENDED IN INSTRUMENT(S) 20060324-0034091; 20070227-0024233; 20070419-0047025; 20071220-0146058 CORRECTED IN INSTRUMENT 20080118-0006035, AND FURTHER AMENDED IN INSTRUMENT 20080331-0032083, REGISTER'S OFFICE FOR SAID COUNTY, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "B-1" TO AMENDMENT NO. 4 TO MASTER DEED IN INSTRUMENT 20071220-0146058, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, AS AMENDED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. BAGGETT, UNMARRIED BY DEED FROM ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 05/16/2008 AND FILED FOR RECORD ON 05/21/2008 IN INSTRUMENT 200805210052243, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING THOSE LISTED IN BOOK 7423, PAGE 374, BOOK 8027, PAGE 865, BOOK 9208, PAGE 613, BOOK 10512, PAGE 464, INSTRUMENT 200206260076795, AND INSTRUMENT 200501240008719; INSTRUMENT 200504290048067, INSTRUMENT 200603240034091, INSTRUMENT 200702270024233, INSTRUMENT 200704190047025, INSTRUMENT 200712200146058, INSTRUMENT 200801180006035, AND INSTRUMENT 200803310032083 AND BOOK 8690, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 231 5th Ave. N., #309, Nashville, Tennessee 37219-0193
(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:T20110043381 DEEDWARR
Recvd: 07/19/11 09:30 2 pgs
Fees:13.00 Taxes:723.35

20110719-0055024

Witness my/our hand(s) this 15th day of July, 2011.

James M. Baggett

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 15th day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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