This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $540,000.00.

Affiant

Subscribed and sworn before me this the 1st day of May, 2012.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eric B. Gamble, Trustee 207 3rd Ave N, Unit 402 Nashville, TN 37201	New Owner	93-2-3D-6

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WARD R PACE AND MICHEL MCDONALD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC B. GAMBLE, TRUSTEE OF THE JOSHUA RYAN KEITH TRUST U/A/D DECEMBER 18, 1998, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain Condominium Unit in Davidson County, Tennessee, being Units No. 402 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft of record in Instrument No. 20040701-0078141, and as amended by Amended and Restated to Master Deed for The Phoenix Loft in Instrument No. 20050907-0107157, further amended by Amended and Restated Master Deed for The Phoenix Loft in Instrument No. 20051019-0125906, and further amended in First Amendment to the Amended and Restated Master Deed for the Phoenix Loft in Instrument No. 20120515-0041818, Register's Office for Davidson County, Tennessee, to which plan and amended plan references are hereby made for a more complete and accurate description, see attached Exhibit "B".

Being a part of the same property conveyed to Ward R Pace by deed from The Phoenix Loft, LLC, a Tennessee limited liability company, dated October 10, 2005 of record in Instrument No. 20051017-0124962, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 207 3rd Ave N Unit 402, Nashville, TN 37201.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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: T20120035578 DEEDWARR
Recvd: 05/15/12 09:47 3 pgs
Fees: 18.00 Taxes: 1998.00
20120515-0041819

Witness my hand this the 1st day of May, 2012.

Ward R Pace

Michel McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ward R Pace, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2012.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michel McDonald, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

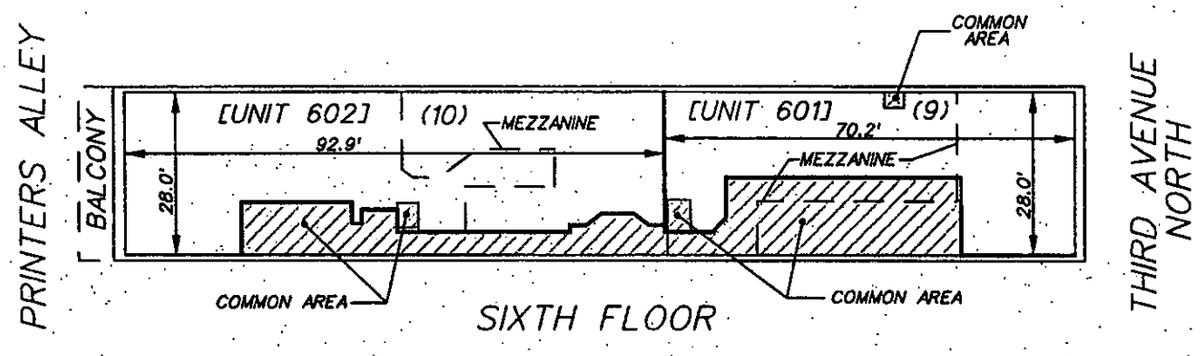
Witness my hand and official seal this 1st day of May, 2012.

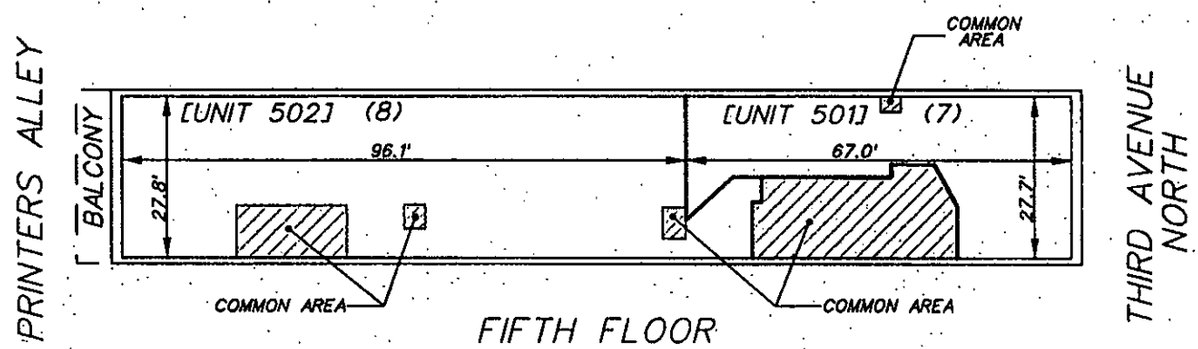
My commission expires:

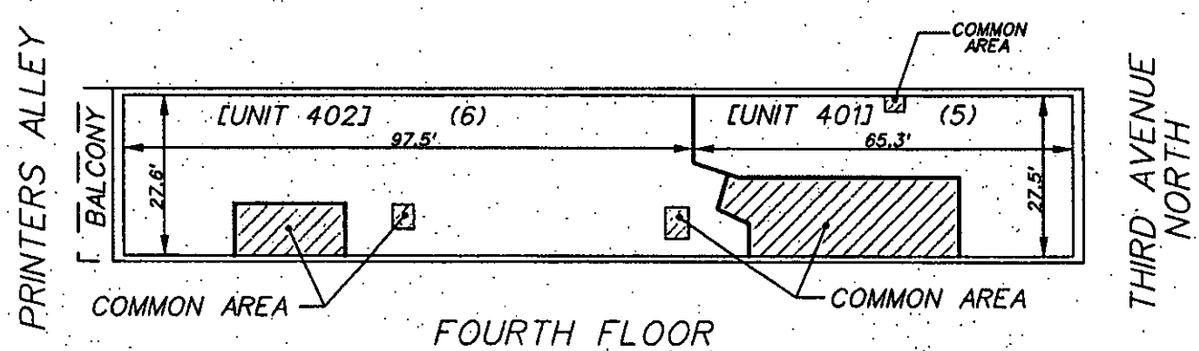
Notary Public

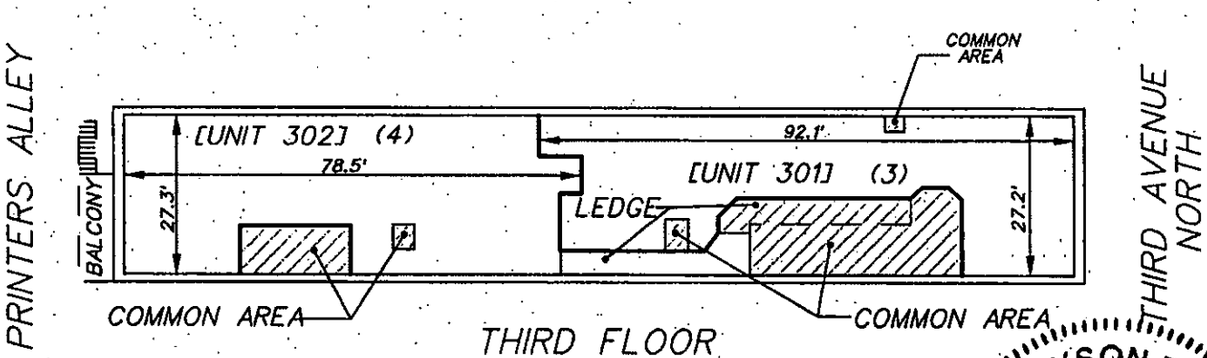
FAYE H. BOATMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

"Exhibit B"









LEGEND

[UNIT 301]= UNIT NUMBER & ADDRESS

(3) = PARCEL NUMBER

= COMMON AREA

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
4-26-12

KEY MAP
A HORIZONTAL PROPERTY REGIME
207 THIRD AVENUE NORTH
CONDOMINIUM
URBAN SERVICES DISTRICT
NINETEENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

PROJECT NO. 3535600 (29301-00)	METRO PROPERTY MAP 93-2-3	PARCEL NO. 7, 9, 10, 20
SCALE: 1"=30'	DATE: 04-26-12	CHK. BY BTT
BY: BARGE, WAGGONER, SUMNER AND CANNON, INC.		