WARRANTY DEED

G-VRES-12-309-203

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00 ✓

Affiant

Subscribed and sworn to before me, this 11th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 01/27/2013 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phenix, LLC	Phenix, LLC	
7 Shorehaven Road (ADDRESS)	7 Shorehaven Road (NAME)	
Norwalk, CT 06855 (CITY) (STATE) (ZIP)	Norwalk, CT 06855 (ADDRESS) (CITY) (STATE) (ZIP)	93-6-1-D-203.00 CO

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 JOHN DEWEY BOSWELL AND NANCY KAROL-BOSWELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHENIX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 203 AND ONE PARKING SPACE, THE EXCHANGE LOFTS OF THE BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050527-0060419, AMENDED AT INSTRUMENT NO. 20050927-0115946, 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441 AND 20061027-0133858, 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 BY WARRANTY DEED FROM THE EXCHANGE LOFTS, LLC TO JOHN DEWEY BOSWELL AND WIFE, NANCY KAROL-BOSWELL AS RECORDED ON THE 4TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050804-0091695 AND CORRECTED IN SCRIVENER'S AFFIDAVIT AS RECORDED ON THE 19TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051019-0126059, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9208, PAGE 613, AS AMENDED IN INSTRUMENT NO. 20020626-0076795; MASTER DEED OF RECORD IN INSTRUMENT NOS. 20050527-0060419, AMENDED IN 20050927-0115946, 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441 AND 20061027-0133858; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20050607-0064900, AND 20041001-0118481, AS AMENDED IN INSTRUMENT NO. 20050511-00531156; AND AGREEMENT INVOLVING EAST WALL OF LAND IN QUESTION OF RECORD IN BOOK 148, PAGE 264, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 309 Church Street #203, 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.

BILL GARRETT, Davidson County
Trans:T20130003842 DEEDWARR
Recvd: 01/15/13 09:06 2 pgs
Fees:13.00 Taxes:860.25
20130115-0004553

Witness my/our hand(s) this 11th day of January, 2013.

John Dewey Boswell

Nancy Karol-Boswell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Dewey Boswell and Nancy Karol-Boswell, 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 11th day of January, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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