WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-13-817-310

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
Russell H. Beaty	New Owner (NAME)	
817 3rd Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	82-13-E-310.00CO

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, we CHRISTOPHER REDHAGE AND LEIGH ANN REDHAGE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL H. BEATY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 310 WITH ALL RIGHTS AND APPURTENANCES THERETO BELONGING AS SET OUT IN THE MASTER DEED OF DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT OF RECORD AS INSTRUMENT NO. 20080104-0001256, AND AMENDED BY SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO., 20080111-0003637, AND AMENDED BY INSTRUMENT NO., 20080609-0059308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. UNIT NO., 310 IS ASSIGNED PARKING SPACE 28 AS SHOWN ON THE PLAN OF THE PARKING SPACE ASSIGNMENT AS OF RECORD IN INSTRUMENT 20080609-0059308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER REDHAGE AND WIFE LEIGH ANNE REDHAGE BY WARRANTY DEED FROM THIRD & HARRISON, LLC, RECORDED ON THE 7TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080807-0081679, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 51, PAGE 8; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001256 AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20080111-0003637 AND AMENDED AT INSTRUMENT NO. 20080609-0059308; EASEMENTS OF RECORD IN INSTRUMENT NO. 20061122-0144802 AND INSTRUMENT NO. 20050825-0101610; STORM WATER DETENTION AGREEMENTS OF RECORD IN INSTRUMENT NO. 20050825-0101609 AND INSTRUMENT NO. 20061122-0144834 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 817 3rd Avenue North, 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:T20130018218 DEEDWARR
Recvd: 03/06/13 08:34 2 pgs
Fees:13.00 Taxes:836.20
20130306-0022114

Witness my/our hand(s) this 28th day of February, 2013.

Christopher Redhage

Leigh Ann Redhage

STATE OF Tennessee
COUNTY OF Davidson

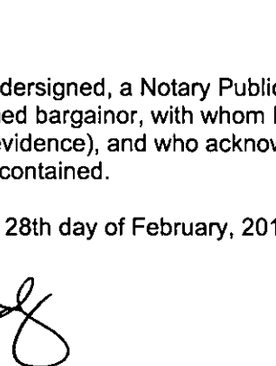
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Redhage, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument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

Witness my hand and official seal, this the 28th day of February, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of February, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

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