THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 542,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOV, 2013. Notary Public MY COMMISSION EXPIRES March 8, 2016 (AFFIX SEAL)

R. L. MOSS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. W. Nabors, III, PLLC	New Owner	
162 4th Ave North, Suite 100		093-06-1F-104.00CO
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ambrose Associates, a Tennessee general partnership,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T. W. Nabors, III, PLLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit CU-100, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20051013-0123722, as amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, and Instrument No. 20131104-0114343, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as "Attachment 2" to the aforementioned Third Amendment to Master Deed of record in Instrument No. 20080507-0047250, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Ambrose Associates, a Tennessee general partnership, by Quitclaim Deed from Metropolitan Development and Housing Agency, of record in Instrument No. 20051013-0123721, Register's Office for Davidson County, Tennessee, dated October 10, 2005 and recorded on October 13, 2005.

THIS CONVEYANCE IS SUBJECT TO:

All matters reflected on Exhibit A attached hereto and incorporated herein by reference.

This is () UNIMPROVED

(X) IMPROVED property known as **162 4th Ave North, Nashville, TN 37219.**

BILL GARRETT, Davidson County
Trans:T20130098595 DEEDWARR
Recvd: 11/20/13 10:32 3 pgs
Fees:18.00 Taxes:2007.25
20131120-0119635

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness Grantor's this the 15th day of November, 2013.

Ambrose Associates

BY: _____, Managing Partner
WILLIAM S. COCHRAN, MANAGING PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William S. Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Ambrose Associates, a Tennessee general partnership, the within named bargainor, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Managing Partner.

Witness my hand and official seal this 15 day of November, 2013.

_____
Notary Public

My Commission Expires: March 8, 2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

EXHIBIT A

1. Taxes for the year 2013 a lien, not yet due and payable.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ambrose Condominiums, of record in Instrument No. 20051013-0123722, and amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250 and Instrument No. 20131104-0114343, Register's Office for Davidson County, Tennessee.

3. Charter for the Ambrose Condominiums Homeowners Association of record in Instrument No. 20051013-0123723, Register's Office for Davidson County, Tennessee.

4. By-Laws of Ambrose Condominium Association, Inc. attached as Exhibit "D" to the Master Deed establishing a Horizontal Property Regime of Ambrose Condominiums, of record in Instrument No. 20051013-0123722, Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Condominium Plat attached as "Attachment 2" to the Third Amendment to Master Deed of record in Instrument No. 20080507-0047250, Register's Office for Davidson County, Tennessee.

6. Attorney's Certification of record in Instrument No. 20051013-0123724, Register's Office for Davidson County, Tennessee.

7. Restrictions set forth in the Capital Mall Redevelopment Plan of record in Book 7423, page 374, Book 9208, page 613, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.

8. Alley 17 along the northern side of the Building in which the above described Unit is located is subject to that certain Metropolitan Government of Nashville and Davidson County Bill No. 089-643, as amended on January 17, 1989, which ordinance requires the approval by certain utility companies and agencies of the Metropolitan Government of Nashville and Davidson County, of any construction over, above or under said alley No. 17.

9. Glass enclosed sky garden at the rear of the Building in which the above described Unit is located encroaches approximately four (4) feet over Alley No. 10 (Printers Alley), and is subject to that certain Metropolitan Government and Davidson County Bill No. 78-1095.

10. Settlement Agreement and Covenants of record in Book 6594, page 256, Register's Office for Davidson County, Tennessee.

11. Restrictions, stipulations and covenants contained in the Tennessee Conservation Easement of record in Instrument No. 20061030-0134167, Register's Office for Davidson County, Tennessee.

12. Subject to the terms and covenants contained in the deed of record in Instrument No. 20051013-0123721, Register's Office for Davidson County, Tennessee.

13. Subject to rights of others in and to the common areas and/or elements.