Address New Owner:	Send Tax Bills to:	Map/Parcel No.
Bank of Camden 430 Montbrook Lane, Suite 208 Knoxville, Tennessee 37919	Same	See Exhibit C
This instrument prepared by: Bradley Arant Boult Cummings LLP (CSS) P.O. Box 340025, Nashville, Tennessee 37203		

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Bank of Camden, a Tennessee banking corporation ("Lender"), is the lawful owner and holder of the indebtedness (the "Secured Indebtedness") secured by that Deed of Trust, Assignment of Leases and Security Agreement dated May 11, 2007, of record in Instrument No. 20070517-0059200, as modified by that certain Modification of Deed of Trust, Assignment of Leases and Security Agreement of record as Instrument No. 20090825-0079745, that certain Second Modification of Deed of Trust, Assignment of Leases and Security Agreement of record as Instrument No. 20010615-0045651, and that certain Subordination Agreement of record as Instrument No. 20130909-0094933, Davidson County Register's Office (as modified and assigned, the "Deed of Trust"), conveying certain property in Davidson County, Tennessee (the "Property") from Artesia, LLC, a Tennessee limited liability company ("Grantor"), to Robert L. McDonald, Trustee, and Charles S. Sanger, having been duly appointed as Successor Trustee by Instrument No. 20130909-0094934, Register's Office for Davidson County, Tennessee; and

WHEREAS, a default has occurred under the Deed of Trust, and Lender presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deed of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantor wishes to convey the Property to Lender in exchange for certain agreements regarding the Secured Indebtedness as agreed upon by Grantor and Lender; and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,650,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2014.

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires DEC. 8, 2014

Brenda L. Farmer
NOTARY PUBLIC
My Commission Expires: 12-8-2014

BILL GARRETT, Davidson County
Trans:T20140031576 DEEDWARR
Recvd: 05/07/14 12:03 6 pgs
Fees:33.00 Taxes:20905.00
20140507-0038976

7/3399222.1
207200-301001

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is acknowledged, Grantor hereby conveys the Property (as described in Exhibit A hereto) to Lender.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Lender, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following matters on attached Exhibit B ("Permitted Exceptions")

Grantor covenant with Lender that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Lender, its successors and assigns against the lawful claims of all persons.

It is the intention of the Grantor and the Grantee that the Deed of Trust (as defined above) shall not merge with the title acquired by the Grantee pursuant to this Warranty Deed in Lieu of Foreclosure. No such merger will occur unless and until such time as the Lender executes and properly records a written instrument specifically effecting such a merger. Accordingly, and unless and until such an instrument is executed and recorded, the Deed of Trust will remain a valid and continuing lien, security title and security interest against, in, and to the Property described herein.

The Property is described as improved property located at 2905 Parthenon Avenue in Nashville, Davidson County, Tennessee.

[Signature on following page]

Executed this 1st day of May, 2014.

GRANTOR:

ARTESIA, LLC,
a Tennessee limited liability company

By: _____
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas W. Lovett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Artesia , LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of May, 2014.

Brenda L Farmer
Notary Public

My Commission Expires:

12-8-2014

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires DEC. 8, 2014

EXHIBIT "A"

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Unit No(s). 101, 102, 103, 105, 106, 107, 108, 109, 301, 302, 303, 304, 305, 306, 307 and 308 as shown on Exhibit E (Plat Exhibit) of the Declaration Establishing Artesia Condominiums of record as Instrument Number 20090706-0062835, Register's Office for Davidson County, Tennessee. Also conveyed is all right, title and interest of Grantor in and to the Common Elements and Limited Common Elements (as defined in the Declaration)

Being the same property conveyed to, Artesia LLC, from Thomas W. Lovett, by deed of record as Instrument Number 20070517-0059199, dated May 11, 2007, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County taxes for 2012, 2013 & Davidson County taxes for 2014, a lien, but not yet due and payable.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument establishing Artesia Condominiums of record as Instrument No. 20090706-0062835, said Register's Office.

3. Matters shown on the Plan of record in Book 421, page 82-83, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20070522-0060894, said Register's Office.

5. Storm Water Detention Agreement of record as Instrument No. 20070510-0056111, said Register's Office.

6. Easements reserved in Declaration Establishing Artesia Condominiums of record as Instrument No. 20090706-0062835, said Register's Office.

7. Assessments and Special Assessments as set forth in Declaration Establishing Artesia Condominiums as Instrument No. 20090706-0062835, said Register's Office.

EXHIBIT "C

092-14-0A-101.00-CO (Unit 101)
092-14-0A-102.00-CO (Unit 102)
092-14-0A-103.00-CO (Unit 103)
092-14-0A-105.00-CO (Unit 105)
092-14-0A-106.00-CO (Unit 106)
092-14-0A-107.00-CO (Unit 107)
092-14-0A-108.00-CO (Unit 108)
092-14-0A-109.00-CO (Unit 109)

092-14-0A-301.00-CO (Unit 301)
092-14-0A-302.00-CO (Unit 302)
092-14-0A-303.00-CO (Unit 303)
092-14-0A-304.00-CO (Unit 304)
092-14-0A-305.00-CO (Unit 305)
092-14-0A-306.00-CO (Unit 306)
092-14-0A-307.00-CO (Unit 307)
092-14-0A-308.00-CO (Unit 308)