THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140037796 DEEDWARR
Recvd: 05/30/14 11:33 2 pgs
Fees:13.00 Taxes:867.43
20140530-0046586

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 234,441.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Team, LLC	New Owner	093061F20900CO
162 Fourth Avenue North, Unit 311		
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, **Charles E. Loveman, Jr. and wife, Teresa A. Grimes,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **First Team, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 RU-209, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20051013-0123722, as amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, and in Instrument No. 20131104-0114343, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as "Attachment 3" to the aforementioned Second Amendment to Master Deed of record in Instrument No. 20061030-0134166, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Loveman, Jr. and wife, Teresa A. Grimes by deed from Ambrose Associates, a Tennessee general partnership, of record in Instrument No. 20061121-0144069, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **162 Fourth Avenue North, Unit 209, Nashville, TN 37219.**

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, its successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 29th day of May, 2014.

Charles E. Loveman, Jr.

By: _____ Attorney in Fact

Charles E. Loveman, Jr. by Chris W. Grear, Attorney-in-Fact
Pursuant to Power of Attorney recorded in Instrument No. 20140530-0046583, R.O.D.C., TN

Teresa A. Grimes

By: _____ Attorney in Fact

Teresa A. Grimes by Chris W. Grear, Attorney-in-Fact
Pursuant to Power of Attorney recorded in Instrument No. 20140530-0046584 R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Chris W. Grear**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Charles E. Loveman, Jr. and Teresa A. Grimes,** and who acknowledged that he executed the same as the free act and deed of **Charles E. Loveman, Jr. and Teresa A. Grimes.** Witness my hand and official seal this 29th day of May, 2014.

_____
Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE