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:7823.58

20140530-0046587

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 $ 2,114,481.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 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	093061F20100CO 093061F20800CO
162 Fourth Avenue North, Unit 311		093061F30100CO 093061F30200CO
Nashville, TN 37201		093061F30400CO 093061F30500CO 093061F30800CO 093061F30900CO 093061F31000CO
(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, **Ambrose Associates, a Tennessee general partnership,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES 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 Units RU-201, 208, 301, 302, 304, 305, 308, 309, and 310, 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 a portion of the same property conveyed to Ambrose Associates, a Tennessee general partnership by 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 20051013-0123721.

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 **Unit Nos. RU-201, 208, 301, 302, 304, 305, 308, 309, and 310, 162 Fourth Avenue North, 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 its hand this the 30th day of May, 2014.

Ambrose Associates

BY: _____
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, the within named bargainor, a Tennessee general partnership, 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 30 day of May, 2014.

_____
Notary Public

My Commission Expires: March 8, 2016

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