WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M141334

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1334

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
211 Printers Alley, LLC P.O. Box 198807 Nashville, TN 37219	New Owner	093023B00300CO, 093023B00100CO, 093023B01500CO

BILL GARRETT, Davidson County
Trans:T20140073160 DEEDWARR
Recvd: 09/30/14 08:55 2 pgs
Fees:13.00 Taxes:1295.00
20140930-0089757

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Two-Eleven Building, Inc. a/k/a 211 Building, Inc., ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **211 Printers Alley, LLC, a Tennessee limited liability company, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Those certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, and recorded in the Register's Office, Davidson County, Tennessee in Book 5741, Page 389, as amended in Book 6320, Page 32, said premises being more particularly described as follows:

Unit space labeled 1-A and 2-H (being the 1st floor and accompanying areas of said Project) and "Storage Room" (being a portion of the second floor) as shown on the plan recorded in Book 5200, Page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said declaration, and an undivided interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the Northerly part of Lot No. 3 in the Subdivision of the John Waters Property, plan not of record, described as follows:

Beginning on the Westerly margin of Third Avenue, North 160 feet 8 inches Northerly from the Northerly margin of Church Street, being Stelzer's and Brown's Northeast corner; thence with the Westerly margin of said Avenue, Northerly 30 feet more or less, to the corner of Lots 2 and 1 of the Water's Plan, also being Gertrude B. Whitworth's Southeast corner; thence with Whitworth's South line and with the line between Lots 1 and 2 Westerly 175 feet, more or less, to the Easterly margin of said alley, Southerly 30 feet, more or less, to said Stelzer's and Brown's Northwest corner; thence with their North line, Easterly 175 feet, more or less, to the beginning.

Being the same property conveyed to 211 Building, Inc. by Warranty Deed from Roy Conway Flowers, a single man, recorded on the 9th day of December, 1986 in Deed Book 7063, Page 961, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **211 3rd Avenue N, Units 208, 202, 100, Nashville, TN 37201**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters shown on the plat of 211 PRINTERS ALLEY BUILDING, as recorded in Plat Book 5200, Page(s) 331, Register's Office for Davidson County, Tennessee, (4) Charter of Condominium Association recorded in Book 5761, Page 239, Register's Office for Davidson County, Tennessee, (5) Master Deed establishing 211 PRINTERS ALLEY BUILDING Condominium of record in Book 5741, Page 389 , as amended by instrument(s) of record in Book 6320, Page 32 and Instrument Nos. 20001010-0100684, 20050725-0086149 and 20060512-0055845, Register's Office for Davidson County, Tennessee, (6) Master Deed establishing 211 PRINTERS ALLEY BUILDING Condominium of record in Instrument No. 20030709-0094773 (Appointment of Successor Trustee for Master Deed) , Register's Office for Davidson County, Tennessee, (7) Authorization for Banner Arms on side of Condominium Complex recorded in Book 9627, Page 211, (8) Conveyance for Storage Area recorded in Book 6237, Page 839 and Book 6320, Page 26, and (6) other matters of public record.

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 heirs, successors and assigns forever. And we do covenant with the GRANTEE 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 Grantor does further covenant and bind itself, its heirs 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 claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **29th** day of **September, 2014**.

TWO-ELEVEN BUILDING, INC. A/K/A
211 BUILDING, INC.

By: _____
James Bryan Lewis, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James Bryan Lewis**, 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 **President** of **Two-Eleven Building, Inc.**, the within named bargainor, a corporation, and that he as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President**.

Witness my hand and Official Seal this the **29th** day of **September, 2014**.

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

_____
Notary Public
My Commission Expires: