WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150002250 DEEDWARR
Recvd: 01/09/15 13:54 2 pgs
Fees:13.00 Taxes:1017.50
20150109-0002631

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lofts of Nashville, Inc	Same as new owner	093-02-4-A-107.00 CO
(NAME)	(NAME)	
178 2nd Ave. North Unit 208		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, I, **Gregory A. Page, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lofts of Nashville, Inc, a Tennessee corporation**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 107 together with the appurtenant interest in the common elements of The Quarters Condominiums, a horizontal property regime established by Master Deed recorded as Instrument Number 20050902-0106149, Register's Office for Davidson County, Tennessee, said Unit depicted on the Map of The Quarters Condominiums which is attached as Exhibit "D" to the Master Deed.

BEING the same property conveyed to Owen Trotter and wife Tonia Trotter, by Warranty Deed from 178 2nd Avenue North, LLC, a Georgia limited liability company, dated June 30, 2006, of record in Instrument No. 20060706-0081283, Register's Office for Davidson County, Tennessee. AND BEING the same property conveyed to Gregory A. Page, unmarried, by Warranty Deed from Owen Trotter and Tonia Trotter, husband and wife, dated October 18, 2013, of record in Instrument No. 20131023-0110309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions of record in Book 9183, page 130 and Book 11625, page 280; The premises herein described is a condominium apartment established pursuant to all 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, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 The Quarters Condominiums, of record in Instrument No. 20050902-0106149; Articles of Incorporation/Charter of record in Instrument No. 20050725-0086313; Easement for conservation of record in Book 7088, page 975; Deed to Homeowners Association for common area of record in Instrument No. 20040826-0103533; all of record in the Register's Office for Davidson County, Tennessee and Ordinance for Redevelopment Plan Nos. 093-773 (as amended) and 099-1762, approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District).

unimproved ☐

This is improved ☒ property, known as 178 2nd Ave. North Unit 107, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of January, 2015.

Gregory A. Page

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gregory A. Page, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of January, 2015.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016