BOX 10-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009835 DEEDWARR
Recvd: 02/09/15 10:05 2 pgs
Fees:13.00 Taxes:1031.19
20150209-0011714

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,700.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kemp P. Baker | New Owner | 083-09-0-105.00 H1 |
| (NAME) | (NAME) | |
| 1309 Forrest Avenue, Unit 8 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, LOCKLAND SPRINGS LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEMP P. BAKER, SINGLE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 8, as established by the Declaration of Covenants and Restrictions for The Lockeland Springs Lofts East Nashville Condominiums, a Horizontal Property Regime, of record in Instrument No. 20141015-0095131, as amended by that First Amendment, of record in Instrument No. 20141015-0095317, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Bruce Gold and Harry Bonnaire, as tenants in common, by deed dated November 22, 2013, from Land Development.com, LLC, as of record in Instrument No. 20131206-0124200, Register's Office for Davidson County, Tennessee. Bruce Gold and Harry Bonnaire subsequently quitclaimed said property to Lockland Springs Lofts, LLC by deed dated January 29, 2014, as of record in Instrument No. 20140131-0008869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

| This is: | | | | | |
|---|---|---|---|---|---|
| Improved | property, known as | 1309 Forrest Avenue, Unit 8 | Nashville, TN 37206 | | |
| | | (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 our hands this 2 day of February, 2015.

Lockland Springs Lofts, LLC

By: John Bell Authorized Agent

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Lockland Springs Lofts, LLC, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Lockland Springs Lofts, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of Febru, 2015.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires NOV. 6, 2017