THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 557,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MARCH, 2015. Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150019256 DEEDWARR
Recvd: 03/17/15 10:36 2 pgs
Fees:13.00 Taxes:2062.75
20150317-0022726

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brown Bag, LLC	NEW OWNER	092-14-0A-105.00-CO
77 Brookline Avenue		
Albany, NY 12203		
(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, **Bank of Camden, A Tennessee Banking Corporation,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brown Bag, LLC, a New York 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 No. 105, as shown on Exhibit E (Plat Exhibit) of the Declaration Establishing Artesia Condominiums of record as Instrument Number 20090706-0062835, Register's Office for Davidson County, Tennessee. Also conveyed is all right, title and interest of Grantor in and to the Common Elements and Limited Common Elements (as defined in the Declaration).

Being a portion of the same property conveyed to Artesia, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Thomas W. Lovett of record in Instrument No. 20070517-0059199 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 17, 2007.

Being a portion of the same property conveyed to Bank of Camden, A Tennessee Banking Corporation by Warranty Deed in LIEU of Foreclosure deed from Artesia, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140507-0038976 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 07, 2014.

Being also known as 2905 Parthenon Avenue, Unit 105 Nashville, TN 37203.

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 **2905 Parthenon Avenue, Unit 105, Nashville, TN 37203.**

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 its hand this the 5 day of March, 2015.

Bank of Camden

BY: _____

TITLE: President/CEO

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Knox

Before me, the undersigned Notary Public in and for the said County and State, personally appeared MATTHEW DANIELS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he self to be the President/CEO of **Bank of Camden,** the within named bargainor, a corporation, and that he executed the within instrument for the purposes stated therein by signing the name of the corporation by he self as such President/CEO.

Witness my hand and official seal this the 5 day of March, 2015.

_____
Notary Public

My Commission Expires: 8.2.2017

SANTIAGO HERNAN CUCCARESE
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 8-2-2017
KNOX COUNTY