(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/20/04 10:39 2pgs
Fees:13.00 Taxes:1187.70
20041220-0150836

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Edward John Adams	American Home Mortgage	Part of
(NAME) 1400 8th Ave. North, Unit 406	(NAME) P.O. Box 3050	Map 81-12
(ADDRESS) Nashville, TN 37208	Columbia, Maryland 21045-6050	Parcel 462
(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, **NATHAN MONTGOMERY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER EDWARD JOHN ADAMS, AN UNMARRIED MAN,** 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. 406 together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts At Werthan Mills Condominiums of record in Instrument #20031023-0157113, as amended in Instrument #20040521-0059936 and in Instrument #20040712-0082926, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to Nathan Montgomery, by deed from The Lofts at Werthan Mills, LLC of record in Instrument #20041220-0150835, said Register's Office.

This conveyance is subject to (a) 2005real property taxes; b) all matters appearing in the Master Deed and Bylaws of record in Instrument #20031023-0157113, Instrument #20040521-0059936 and Instrument #20040712-0082926, said Register's Office; (c) restrictive covenants of record in Book 11625, page 280 and Book 9183, page 130, said Register's Office; and (d) easements of record in Book 4718, page 619, Book 1291, page 593, Book 175, page 137 and Instrument #20031023-0157114, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1400 8th Avenue North, Unit 406, Nashville, TN 37208

(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 15th day of December, 2004.

NATHAN MONTGOMERY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Nathan Montgomery, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee, this 15th day of December, 2004.

Notary Public

