WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/05 13:30 2 pgs
Fees:13.00 Taxes:1069.30

20050301-0022439

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE TENN DAVIDSON COUNTY Exp. 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Crayton R. Benson	SAME	Map 81-12-B
(NAME) P. O. Box 159070	(NAME)	Parcel 305
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **THE LOFTS AT WERTHAN MILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAYTON R. BENSON AND WIFE, TINA BENSON**, 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. 305 together with the allocated Parking Spaces 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, in Instrument #20040712-0082926 and in Instrument #20050202-0012489, 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 part of the same property conveyed to The Lofts At Werthan Mills, LLC, by deed from CRJ 8th Avenue Property, LLC of record in Instrument #20031023-0157115, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the Grantee; b) all matters appearing in the Master Deed and Bylaws of record in Instrument #20031023-0157113, Instrument #20040521-0059936, Instrument #20040712-0082926 and Instrument #20050202-0012489, 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, Instrument #20031023-0157114 and Instrument #20050202-0012491, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1400 8th Avenue North Unit 305, 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 28th day of February, 2005.

The Lofts At Werthan Mills, LLC

By: _____

Aaron White, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Aaron White, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of The Lofts At Werthan Mills, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal in Nashville, Tennessee, this 28 day of February, 2005.

_____

Notary Public

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN