WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/06 13:59 2 pgs
Fees:13.00 Taxes:2257.00
20060127-0010773

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

G#3158-2

The actual consideration or value, whichever is greater, for this transfer is **$610,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2006.

Notary Public

My commission expires 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
KEVIN J. SLOAN	New Owner	Map 081-12-0-B Parcel 412.00co
1400 8th Avenue North #412		
Nashville, TN 37208		

FOR AND IN 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,

JEFF K. SADLER, a married person

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN J. SLOAN, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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. 412, 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 No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, in Instrument No. 20040712-0082926, and in Instrument No. 20050202-0012489, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of The Lofts at Werthan Mills Condominiums, as set out on Exhibit "D" to the Master Deed of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, in Instrument No. 20040712-0082926, and in Instrument No. 20050202-0012489, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jeff K. Sadler, a married person, by Warranty Deed dated September 8, 2004, from The Lofts at Werthan Mills, LLC, a Tennessee limited liability company, of record in Instrument No. 20040913-0110011, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject 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, and is subject to the provisions and requirements thereof; and is 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 building 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 Lofts at Werthan Mills Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE.

THIS instrument is being executed in behalf of Jeff K. Sadler, pursuant to a Power of Attorney executed by him on the 13th day of January, 2006, of record in Instrument No. 20060127001077 2, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **1400 8th Avenue North #412, Nashville, TN 37208**.

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/our hand(s) this **25th** day of **January, 2006.**

Jeff K. Sadler

JEFF K. SADLER

By: Jr. Atty in Fact

JOHN T. COOK, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JOHN T. COOK,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **JEFF K. SADLER,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **JEFF K. SADLER** for the purpose therein contained, by signing the name of **JEFF K. SADLER** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **January, 2006.**

Katherine Goodson

Notary Public

My Commission Expires: 5/30/07

