Davidson County DEEDWARR
Recvd: 11/21/06 08:29 2 pgs
Fees:13.00 Taxes:754.80

20061121-0144141

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $204,000.00

Affiant

Subscribed and sworn to before me
This 17th day of November 2006

Notary exp: 11-23-09

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC NOV. 23, 2009 COUNTY OF SUMNER

Address of new owners:	Send tax bills to:	Map & Parcel:
Jeffrey Porter	Same	81-12B/232.00
1400 8th Ave N #232		
Nashville Tn 37208		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, we **Brandon Cobia and wife, Sheree Cobia**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Porter, unmarried**, 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. 232, 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, INSTRUMENT #20040712-0082926, INSTRUMENT #20050202-0012489, AND INSTRUMENT NO. 20051230-0156950, RODCT; 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 BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY TO CRJ 8TH AVENUE PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 15TH DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010315-0025023 AND PART OF SPECIAL WARRANTY DEED FROM CRJ 8TH AVENUE PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO LOFTS AT WERTHAN MILLS III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 2ND DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050202-0012490; ALSO BEING THE SAME PROPERTY CONVEYED TO BRANDON COBIA AND WIFE, SHEREE COBIA FROM LOFTS AT WERTHAM MILLS III, LLC BY WARRANTY DEED RECORDED ON MARCH 15, 2006 AT INSTRUMENT NO. 20060315-0029930, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The 2006 County Property taxes have been prorated between the two parties.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and Book 11625, Page 280.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE LOFTS AT WERTHAN MILLS Condominium of record in Instrument No. 20031023-0157113 , as amended by instrument(s) of record in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489 and 20051230-0156950; 20060901-0108138; also subject to easements, rights and interests 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.

Charter of The Lofts at Werthan Mills Condominium Association, Inc. recorded at Instrument No. 20031027-0157822.

Easements recorded in Book 175, Page 137, Book 1291, Page 593, Book 4718, Page 619 and Instrument Nos. 20031023-0157114 and 20050202-0012491.

X The property is improved with an address of: 1400 8th Ave N. Nashville Tn 37208

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 17th day of November, 2006.

Brandon Cobia

Sheree Cobia

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Sheree Cobia, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 17th day of November, 2006

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Commission expires: 11-24-07