Davidson County DEEDWARR
Recvd: 11/29/06 15:03 2 pgs
Fees:13.00 Taxes:2534.13

20061129-0147426

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 $684,900.00

Affiant

Subscribed and sworn to before me
This 29 day of November 2006

Notary exp: 11-24-09

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

Address of new owners:	Send tax bills to:	Map & Parcel:
Elizabeth C. Z. Petti	SAME	81-12B/412.00
1400 8th Ave N. Unit 412		
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, I **Kevin J. Sloan, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth C. Z. Petti, unmarried**, hereinafter called the Grantee, 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. 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, AND IN INSTRUMENT NO. 20040712-0082926, AND IN INSTRUMENT NO. 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 THE SAME PROPERTY CONVEYED TO KEVIN J. SLOAN, UNMARRIED BY WARRANTY DEED FROM JEFF K. SADLER, A MARRIED PERSON, RECORDED THE 27TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060127-0010773, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PREVIOUSLY BEING THE SAME PROPERTY CONVEYED TO JEFF K. SADLER, A MARRIED PERSON BY WARRANTY DEED FROM THE LOFTS AT WERTHAN MILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 13TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040913-0110011, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

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 No. 20040521-0059936, Instrument No. 20040712-0082926, and Instrument No. 20050202-0012489; 200512300156950; 20060901018138; 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.

Homeowner's Association Charter in Instrument No. 20031027-0157822.

Easements recorded in Book 175, Page 137, Book 1291, Page 593 and Book 4718, Page 619, Instrument No. 20031023-0157114 and Instrument No. 20050202-0012491.

x The property is improved with an address of: 1400 8th Ave N. Unit 412 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 22 day of November, 2006.

Kevin J. Sloan

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 Kevin J. Sloan, 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 22 day of November, 2006

Notary Public

Commission expires: 11/24/07

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