File No. 280201374

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/08 11:22 2 pgs
Fees:13.00 Taxes:812.15

20080326-0030315

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis S. Burke	Travis S. Burke	081-12-0B-232.00CO
(NAME) 1400 Rosa Parks Blvd., #232	(NAME) 1400 Rosa Parks Blvd., #232	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey Porter, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Travis S. Burke, hereinafter called the grantee(s), 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. 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 No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489 and Instrument No. 20051230-0156950, 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 Jeffrey Porter, unmarried, by Brandon Cobia and wife, Sheree Cobia, of record in Instrument No. 20061121-0144141, Register's Office for Davidson County, Tennessee, dated November 17, 2006.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Right of Way and Utility Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4718, page 619, Register's Office for Davidson County, Tennessee.

Driveway and Walkway Easement to Lofts at Werthan Mills LLC/Lofts at Werthan Mills Condominium Association, Inc., of record in Instrument No. 200310230157114, said Register's Office.

Parking Easement to Lofts at Werthan Mills, III, LLC, of record in Instrument No. 200502020012491, said Register's Office.

Sewer Easement of record in Book 1291, page 593, said Register's Office.

Restrictions of record in Book 9183, page 130 and Book 11625, page 280said Register's Office.

Master Deed of record in Instrument No. 200310230157113, 200405210059936, 200407120082926, 200502020012489, and 200512300156950, said Register's Office.

HOA Charter of record in Instrument No. 200310270157822, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1400 Rosa Parks Boulevard #232, 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), His 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 hands this 25th day of March, 2008.

X _____
Jeffrey Porter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeffrey Porter, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 3/25/2008.

Witness my hand at office this 25th day of March, 2008.

Commission expires:

_____
Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

File Number: 280201374

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027