Davidson County DEEDWARR
Recvd: 04/30/08 09:12 2 pg
Fees:13.00 Taxes:1003.63
20080430-0043849

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **HARRIS TITLE & ESCROW, LLC**<br>**40 Burton Hills Boulevard**<br>**Suite 150**<br>**Nashville, Tennessee 37215**<br>**615.665.9766**<br>**File #0804042**<br><br>**Record and Return to:**<br><br>AFTER RECORDING PLEASE RETURN TO:<br>Lawyer's Escrow Service Inc<br>2021 Richard Jones Rd., Suite 220<br>Nashville, TN 37215 | The actual consideration or value, whichever is greater, for this transfer is: $271,250.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 28th day of April, 2008.<br><br>Notary Public<br><br>My commission expires: 3-21-09<br><br>LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | TAX MAP-PARCEL NUMBERS: |
|---|---|---|
| Bob Kalwinsky<br>1400 Rosa Parks Blvd., #201<br>Nashville, TN 37205 | Countrywide Bank, FSB<br>PO Box 660694<br>Dallas, TX 75266-0694 | Map 081-12, Group OB,<br>Parcel 201.00 |

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Bain**, an unmarried woman (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bob Kalwinsky**, an unmarried man (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 201 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, 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 Rebecca Bain, unmarried, by Warranty Deed from The Lofts at Werthan Mills, LLC, a Tennessee limited liability company, of record in Instrument No. 20050321-0030381, Register's Office for Davidson County, Tennessee, dated March 18, 2005.

This conveyance is made subject to:

1. 2008 county property taxes, which have been pro-rated and assumed by the grantee.
2. Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Register's Office for Davidson County, Tennessee.
3. Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
4. Easement for Parking, of record in Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.
5. Sewer Line Easement of record in Book 1291, Page 593, Register's Office for Davidson County, Tennessee.
6. Railroad Line Easement of record in Book 175, Page 137, Register's Office for Davidson County, Tennessee.
7. Easement for 15 foot Alley and Utilities Easement of record in Book 4718, Page 619, Register's Office for Davidson County, Tennessee.
8. Charter for HOA of record in Instrument No. 20031027-0157822, Register's Office for Davidson County, Tennessee.
9. All matters contained in the Master Deed establishing a Horizontal Property Regime of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.

**This is improved property known as: 1400 Rosa Parks Blvd., #201, Nashville, TN 37205**

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that

the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

**WITNESS THE EXECUTION HEREOF** this 28th day of April, 2008.

Rebecca Bain

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, personally appeared, Rebecca Bain , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 28th day of April, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009