CLG# 200804 0061

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 16:25 2 pgs
Fees:13.00 Taxes:846.38

20080603-0056802

G-WG-07-206

STATE OF Tennessee
COUNTY OF Davidson 228,750.00
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,750.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. McNicholas	Wells Fargo Home Mortgage	
1350 Rosa L. Parks Blvd. #206	P.O. Box 11701	
Nashville, TN 37208	Newark NJ 07101	081120B44400CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WERTHAN IV, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD R. MCNICHOLAS AND WIFE, PATRICIA I. MCNICHOLAS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 206, PHASE IV OF THE WERTHAN LOFTS IV & V CONDOMINIUMS, A CONDOMINIUM ESTABLISHED PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, T.C.A. 66-27-101, BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, AS AMENDED IN INSTRUMENT NOS. 20071220-0146056 AND 20080118-0006036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALSO BEING LOCATED ON LOT NO. 2 OF THE FINAL PLAT OF WERTHAN LOFTS OF RECORD IN INSTRUMENT NO. 20070103-0001325, SAID REGISTER'S OFFICE. TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WERTHAN IV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 17TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070117-0006775, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBER 20070103-0001325; 20020425-0051069; 20051012-0123079; 20060728-0091775; 20031027-0157822; 20080111-0003459; 20031023-0157113; 20040521-0059936; 20040712-0082926; 20050202-0012489; 20051230-0156950; 20060901-0108138; 20070117-0006776; 20071220-0146056; 20080118-0006036; 20080111-0003459; 20031023-0157114; 20070906-0106750; 20061113-0139884; 20061113-0139906; 20050202-0012491; 20080117-0005376; 20080118-0005860; 20080211-0013846; BOOK 9183, PAGE 130; BOOK 11625, PAGE 28; BOOK 4718, PAGE 619; BOOK 175; PAGE 137; BOOK 1291, PAGE 593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1350 Rosa L. Parks Blvd. #206, Nashville, Tennessee 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), their 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), 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 29th day of May, 2008.

Werthan IV, LLC

BY: _____
Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 2008, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Werthan IV, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2008.

_____
Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/22/08

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Record and return to:
CLG Title and Escrow Services, LLC
1104 Fatherland St., Ste B
Nashville, TN 37206

File # 2008040061