WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Betty Werthan
Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-NUC-08-1504

Davidson County DEEDWARR
Recvd: 08/04/08 15:33 2 pgs
Fees:13.00 Taxes:1850.00

20080804-0080237

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
Betty Werthan	Betty Werthan	
1504 Fifth Ave	1504 Fifth Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	82-9-J-40.00 CO
(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, we NEW URBAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETTY WERTHAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1504, MORGAN PARK PLACE CONDOMINIUMS, AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20050831-0104621, AMENDED IN INSTRUMENT NOS. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901 AND 20071010-0120740, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO NEW URBAN CONSTRUCTION, LLC BY WARRANTY DEED FROM ANTHONY L. WERTHAN, UNMARRIED, RECORDED APRIL 7, 2005 IN INSTRUMENT NO. 20050407-0038334, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN INCLUDING TERMS AND PROVISIONS OF BY-LAWS IN INSTRUMENT NO. 20050831-0104621; ARTICLES OF ORGANIZATION IN INSTRUMENT NO. 20041112-0136337; ASSOCIATION CHARTER IN INSTRUMENT NO. 20051114-0137058; ASSOCIATION RESTRICTIONS AS SHOWN IN INSTRUMENT NO. 20050831-0104621, 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901 AND 20071010-0120740. STORM WATER DETENTION AGREEMENT IN INSTRUMENT NO. 20050719-0083911.

unimproved ( )
This is improved (X) property, known as 1504 5th Avenue North, 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 30th day of July, 2008.

New Urban Construction, LLC, a Tennessee limited liability company

BY: _____
Anthony Werthan, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2008, before me personally appeared Anthony Werthan, 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 New Urban Construction, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of July, 2008.

_____
Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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