# WARRANTY DEED




G-WG-08-214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-21-12
(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 |
|---|---|---|
| Jessica Mears | Jessica Mears (NAME) | 81-12-0B-4D.4 |
| 1350 Rosa L. Parks Blvd., #214 | #214 1350 Rosa L. Parks Blvd | new |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) Nashville, TN 37209 | Part of 81-12-B-1.00 CO |
| (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, A TENNESSEE LIMITED LIABILITY COMPANY
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA MEARS, UNMARRIED, 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 214, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036 AND 20080211-0013846 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

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.

THE SAID GRANTEE, ITS HEIRS, SUCCESSORS AND ASSIGNS, TAKES TITLE TO THE PROPERTY SUBJECT TO THE FOLLOWING RESTRICTION RELATING TO ITS USE, WHICH SHALL BE DEEMED A COVENANT RUNNING WITH THE LAND BUT WHICH SHALL TERMINATE AND BE DEEMED OF NO FURTHER FORCE AND EFFECT FIVE (5) YEARS FROM [DATE OF ORIGINAL CONVEYANCE FROM THE DEVELOPER]: THE PROPERTY MUST BE RENTED OR OWNED BY AN INDIVIDUAL OR INDIVIDUALS WHOSE HOUSEHOLD EARNINGS ARE EIGHTY PERCENT (80%) OR LESS OF THE MEDIAN INCOME FOR HOUSEHOLD SIZE FOR THE NASHVILLE, TENNESSEE AREA AS DEFINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"), AS ADJUSTED ANNUALLY BY HUD. THE PROPERTY IS SUBJECT TO THE AFFORDABLE RESTRICTIONS AS PROVIDED IN MASTER DEED 20070117-0006776, AND AMENDED IN 20071220-0146056, REGISTER'S OFFICE FOR 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; 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; 20051021-0127560; BOOK 21, PAGE 105; BOOK 9183, PAGE 130; BOOK 11625, PAGE 280; 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., #214, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 01/07/09 11:26 2 pgs
Fees:13.00 Taxes:497.65

20090107-0001626

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 22nd day of December, 2008.

Werthan IV, LLC

BY:_____

Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of December, 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 to be the Chief Manager of Werthan IV, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of December, 2008.

_____

Notary Public

My Commission Expires: 1/9/2012

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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