WARRANTY DEED G-WG-07-305	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00 Affiant Subscribed and sworn to before me this 30th DAY OF April, 2009. Notary Public MY COMMISSION EXPIRES: 11-22-2010 (AFFIX SEAL)

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Kristina Punch	Kristina Punch	
1350 Rosa L. Parks Blvd., #305 (ADDRESS)	1350 Rosa L. Parks Blvd., #305 (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	081120B47600CO

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 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 KRISTINA PUNCH, UNMARRIED, AND ZACHARY SHOEMATE, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 305 OF WERTHAN LOFTS IV & V, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING WERTHAN LOFTS IV & V CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20070117-0006776, AMENDED IN INSTRUMENT NO. 20071220-0146056, INSTRUMENT NO. 20080118-0006036, AND INSTRUMENT NO. 20080211-0013846, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID MASTER DEED.

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 OF RECORD IN INSTRUMENT NUMBER 20070117-0006775, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 8, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1350 Rosa L. Parks Blvd., #305, 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.

BILL GARRETT, Davidson County
Trans:T20090028965 DEEDWARR
Recvd: 05/01/09 15:32 2 pgs
Fees:13.00 Taxes:984.20
20090501-0040026

Witness my/our hand(s) this 30th day of April, 2009.

Werthan IV, LLC

BY:_____
Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2009, 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, a Tennessee limited liability company, 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 30th day of April, 2009.

_____
Notary Public

My Commission Expires: 9/3/12

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