WARRANTY DEED

G-WG-09-228

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(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
Joshua Talley	Bank of America, NA	
1350 Rosa L. Parks Blvd., #328 (ADDRESS)	801 Cresent Center Dr., Ste. 510 (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	05112 0B 49 100 CO

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, 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 JOSHUA TALLEY, 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 328, 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. ALSO, BEING PART OF THE SAME PROPERTY CONVEYED TO METROPOLITAN DEVELOPMENT AND HOUSING AGENCY OF RECORD IN INSTRUMENT 20070117-0006774 DATED JANUARY 12, 2007. FURTHER, BEING PART OF THE SAME PROPERTY CONVEYED TO 2120 PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ET ALS, OF RECORD IN INSTRUMENT20051021-0127560, DATED OCTOBER 21, 2005, 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; 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., #328, 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:T20090032997 DEEDWARR
Recvd: 05/19/09 13:44 2 pgs
Fees:13.00 Taxes:512.45

20090519-0046059

Witness my/our hand(s) this 15th day of May, 2009.

Werthan IV, LLC

BY: _____

Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of May, 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 15th day of May, 2009.

_____

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