WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090060394 DEEDWARR
Recvd: 09/02/09 13:55 2 pgs
Fees: 13.00 Taxes: 814.00
20090902-0082568

G-WG-07-306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/7/13
(AFFIX SEAL)

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
John Janusck	Fifth Third Mortgage	
1350 Rosa L. Parks Blvd., #306	5001 Kingsley Dr.	
Nashville, TN 37208	Cincinnati, OH 45227	81-12-B-477.00 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 JOHN JANUSCK, 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 306, 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., #306, 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 27th day of August, 2009.

Werthan IV, LLC

BY:_____
Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of August, 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~~ 27th day of August, 2009.

_____
Notary Public

My Commission Expires:

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