WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062227 DEEDWARR
Recvd: 10/01/10 15:20 3 pgs
Fees:18.00 Taxes:1198.80
20101001-0078704

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$295,000.00~~ 324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce A. Mitchell and Karen B. Mitchell	CITYLIFE LENDING GROUP	81-12B-21 CO
(NAME) 1410 Rosa Parks Blvd # 60	(NAME) P.O. BOX 11701	
(ADDRESS) Nashville, TN 37215	(ADDRESS) NEWARK, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael I. Angarole and wife, Karen R. Angarole**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bruce A. Mitchell and wife, Karen B. Mitchell**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 21 together with the Allocated Parking Spaces, Allocated Basement Storage Area, and the appurtenant interest in the common areas of The Lofts at Werthan Mills, a horizontal property regime as established by the Master Deed for The Lofts at Werthan Mills Condominiums, recorded as Instrument No. 20031023-0157113, as amended by the First Amendment of record in Instrument No. 20040521-0059936, as amended by the Second Amendment of record as Instrument No. 20040712-0082926, as amended by the Third Amendment of record as Instrument No. 20050202-0012489, as amended by the Fourth Amendment of record as Instrument No. 20051230-156950, and as amended by the Fifth Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "D" to the Master Deed.

Being the same property conveyed to Michael I. Angarole and wife, Karen R. Angarole by Warranty Deed from CRJ 8th Avenue Property, LLC, a Tennessee Limited Liability Company, dated January 3, 2007 and recorded in Instrument No. 20070103-0001276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1410 Rosa Parks Blvd # 60, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **24th** day of **September, 2010**

Michael I. Angarole by Karen Angarole his attorney in fact

Karen R. Angarole

Karen R. Angarole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, ~~**Michael I. Angarole and wife,**~~ **Karen R. Angarole**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **September, 2010**

Laurie M Harris
Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
LAURIE M. HARRIS

My commission expires: 12-10-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Karen R. Angarole, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael I. Angarole, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20101001-0078703 Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Michael I. Angarole, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 24th day of September, 2010.

Laurie M Harris
Notary Public

My Commission Expires:

12-10-2012

