39B

WARRANTY DEED

R-VRES-10-1400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

ANGELA T. HUSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason James Bleavins	Pinnacle National Bank	
1400 Rosa Parks Blvd. #106 (ADDRESS)	150 3rd Ave. S. Ste 900 (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	81-12B-106.00 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 JOLENE M. DRESSEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON JAMES BLEAVINS AND HANNAH ELIZABETH BLEAVINS, HUSBAND AND WIFE, 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 NO. 106 TOGETHER WITH THE ALLOCATED PARKING SPACE AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE LOFTS AT WERTHAN MILLS, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20031023-0157113, AS AMENDED IN INSTRUMENT NO. 20040521-0059936, IN INSTRUMENT NO. 20040712-0082926 AND IN INSTRUMENT NO. 20050202-0012489, REGISTER'S OFFICE FOR SAID COUNTY; SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED TO SAID MASTER DEED AS AN EXHIBIT "D" ALL TO WHICH IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOLENE M. DRESSEL BY WARRANTY DEED FROM MARK DEYOUNG AND WIFE, ANGELA DEYOUNG, RECORDED ON THE 22ND DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070622-0074702, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 130; BOOK 11625, PAGE 280; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20031027-0153840; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20031023-0157113 AMENDED IN INSTRUMENT NO. 20040521-0059936, 20040712-0082926, 20050202-00112489, 20051230-0156950 AND 20060901-0108138; EASEMENTS OF RECORD IN INSTRUMENT NO. 20050202-0012491, BOOK 1291, PAGE 593, INSTRUMENT NO. 20031023-0157114, BOOK 175, PAGE 137 AND BOOK 4718, PAGE 619; AGREEMENT OF RECORD IN INSTRUMENT NO. 20090526-0048069 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1400 Rosa Parks Blvd. #106, 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: T20100063809 DEEDWARR
Recvd: 10/07/10 14:58 2 pgs
Fees:13.00 Taxes:1110.00
20101007-0080642

Witness my/our hand(s) this 29th day of September, 2010.

Jolene M. Dressel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jolene M. Dressel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2010.

Notary Public

My Commission Expires: 5-20-9

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903