WARRANTY DEED

R-WG-10-1350-432

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2010.

Carol A Clawson
Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Victor Vargas	Bank of America (NAME)	
1350 Rosa L. Parks Blvd (ADDRESS)	P.O. Box 619003 (ADDRESS)	
Nashville, TN 37208 (CITY) / (STATE) (ZIP)	Dallas, TX 75261 (CITY) / (STATE) (ZIP)	081120B53600

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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICTOR VARGAS AND YANELY BENITEZ, 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. 432, AS SHOWN ON THE PLAN OF WERTHAN LOFTS PHASE IV & V CONDOMINIUMS, FILED AS EXHIBIT B-1 TO, AND ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT 200701170006776, AMENDED IN INSTRUMENT 200712200146056, CORRECTED IN INSTRUMENT 200801180006036 AND FURTHER AMENDED IN INSTRUMENT 200802110013846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WERTHAN IV LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, DATED 01/08/2007 AND FILED FOR RECORD ON 01/17/2007 IN INSTRUMENT 200701170006775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE BOUNDARY PLAT OF RECORD IN INSTRUMENT NO. 200701030001325; EASEMENTS OF RECORD IN BOOK 4718, PAGE 619, INSTRUMENT NO. 20031023-0157114, INSTRUMENT NO. 20061113-0139884, INSTRUMENT NO. 20061113-0139906, INSTRUMENT NO. 20070906-0106750, INSTRUMENT NO. 20080117-0005376, INSTRUMENT NO. 20080118-0005860, INSTRUMENT NO. 20090526-0048069; RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, INSTRUMENT NO. 20020425-0051069, INSTRUMENT NO. 20070117-0006775; MASTER DEED OF RECORD IN INSTRUMENT NO. 20071220-0146056, INSTRUMENT NO. 20080118-0006036; MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20070117-0006776 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 1350 ROSA L PARK BOULEVARD, 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: T20100076614 DEEDWARR
Recvd: 12/06/10 10:14 2 pgs
Fees: 13.00 Taxes: 869.13
20101206-0096901

Witness my/our hand(s) this 15th day of November, 2010.

Werthan IV LLC

BY: _____
Aaron White, Chief Manager

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 15th day of November, 2010, 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, 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 November, 2010.

_____
Notary Public

My Commission Expires: 5/20/14



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