(2)

THIS INSTRUMENT PREPARED BY:
Tisha C. Baldwin, Esq.
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

Return to

Marshall County Title & Escrow
118 Second Avenue South
Lewisburg TN 37091

SEND TAX BILLS TO:
William Brandon Woodward
1400 Rosa L. Parks Blvd 312
Nashville TN 37208

BILL GARRETT, Davidson County
Trans:T20100076985 DEEDWARR
Recvd: 12/07/10 09:21 2 pgs
Fees:13.00 Taxes:1058.20
20101207-0097316

MAP PARCEL NUMBERS
081120B 31200co

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of October, **2010**, by and between **Nina McClintock**, unmarried, party of the first part, and **William Brandon Woodward**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$286,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 312 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 #20031023-0157113, as amended in Instrument #20040521-0059936, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

BEING the same property conveyed to Nina McClintock, unmarried, by deed from The Lofts at Werthan Mills, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20040602-0064227, Register's Office, Davidson County, Tennessee, dated 6/2/04 and recorded 6/2/04.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in the Plan of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936; By-Laws and Master Deed of record in Book/Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 9183, page 130 and in Book 11625, page 280; Easements of record in Book/Instrument No. 20031023-0157114, Book 4718, page 619, Book 1291, page 593 and Book 175, page 137; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

This is improved property, also known as 1400 8th Avenue North, Unit 312, Nashville, TN 37208, aka, 1400 Rosa Parks Boulevard, Unit 312, Nashville, TN 37208.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Nina McClintock

Nina McClintock

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nina McClintock, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of October, **2010.**

My commission expires 3-7-11

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$286,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of October, **2010**.

NOTARY PUBLIC

My commission expires: 3-7-11

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
1400 Rosa Parks Boulevard, #312
Nashville, TN 37208

Name and address of new owner:
William Brandon Woodward
1400 Rosa Parks Boulevard, #312
Nashville, TN 37208