WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120005139 DEEDWARR
Recvd: 01/23/12 11:44 2 pgs
Fees:13.00 Taxes:1258.00
20120123-0006136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$340,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew B. Ellis	**Same As New Owner**	
(NAME) **1400 Rosa L. Parks Blvd Unit 418**	(NAME)	**Map 81-12-B**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	**Parcel 418.00 Co**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SANDRA SIMPSON, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW B. ELLIS,** 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. 418, 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, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950and Instrument No. 20060901-0108138, 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 Sandra Simpson by Warranty Deed from Naoma Donnelley, filed for record August 1, 2007 in Instrument No. 20070801-0091604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes prorated and assumed by the grantee(s); (b) Restrictive covenants contained in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950and Instrument No. 20060901-0108138, said Register's Office; and (c) Charter of record in Instrument no. 20031027-0157822, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1400 Rosa L. Parks Boulevard Unit 418, Nashville, TN 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 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, 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 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 my hand this 17 day of January, 2012.

Sandra Simpson by

X _____

~~Sandra~~ Simpson
By: Patrick J. Herbert, III, Attorney in Fact

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF McHenry

On this 17 **day of January, 2012,** before me personally appeared, **Patrick J. Herbert, III,** 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 **Sandra Simpson** and acknowledged that he executed the same as the free act and deed on behalf of **Sandra Simpson.**

Witness my hand and official seal at ~~Nashville, Tennessee~~ Chicago, ILLINOIS this 17 day of January, 2012.

Commission expires:
04/13/2015

X Debra M. Coy
Notary Public

"OFFICIAL SEAL"
DEBRA M. COY
Notary Public, State of Illinois
My Commission Expires 04/13/2015