WARRANTY DEED

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/4/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christine J. Plotner	Primary Residential Mortgage Inc.	081120B23200CO
(NAME)	(NAME)	
1400 Rosa L Parks Boulevard, 232	4750 W. Wiley Post Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Salt Lake City UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120017223 DEEDWARR
Recvd: 03/08/12 13:01 2 pgs
Fees:13.00 Taxes:636.40
20120308-0020395

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Travis S. Burke**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christine J. Plotner, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 232, as shown on the plan of The Lofts at Werthan Mills Condominiums Phase III, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument 200310230157113 and amended in Instruments 200405210059936, 200407120082926, 200502020012489, 200609010108138 and 200512300156950, 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Travis S. Burke by Deed from Jeffrey Porter, unmarried, dated 03/25/2008 and filed for record on 03/26/2008 in Instrument 200803260030315, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 9183, Page 130 and Book 11625, Page 280, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200310230157113, said Register's Office. Said Master Deed and Bylaws were amended of record in Instrument 200405210059936, Instrument 200407120082926, Instrument 200502020012489, Instrument 200512300156950, Instrument 200609010108138, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 1291, Page 593, said Register's Office.
Dedication of Easement of record in Book 4718, Page 619, said Register's Office.
Grant of Easement for Driveway and Walkway Access of record in Instrument 200310230157114, said Register's Office.

Grant of Easement for Parking of record in Instrument 200502020012491, said Register's Office. Partial Release as to Unit 232 in Instrument 200906020050817, said Register's Office.
License Agreement of record in Instrument 200905260048069, said Register's Office.
Charter of record in Instrument 200310270157822, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1400 Rosa L Parks Boulevard, 232, 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 GRANTEE(S), their heirs and/or 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/or 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 24th day of February, 2012.

Travis S. Burke

State of Tennessee
County of Williamson

Personally appeared before me Travis S. Burke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of February, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027