WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031663 DEEDWARR
Recvd: 05/01/12 09:52 2 pgs
Fees:13.00 Taxes:1036.00
20120501-0037077

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R-RA-12-1400

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2012.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

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
Jonathan David Newberry	WR Starkey Mortgage, L.L.P.	
1400 Rosa L. Parks Boulevard, Unit 133 (ADDRESS)	5055 W. Park Blvd. Ste. 300 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	081-12-0B-133.00

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, I/we JOSHUA HENDERSON AND MARY P. HENDERSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN DAVID NEWBERRY AND CRISTIN CALEY NEWBERRY, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 133, TOGETHER WITH THE ALLOCATED PARKING SPACE AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE LOFTS AT WERTHAN MILLS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT NUMBER 20031023-0157113, AS AMENDED IN INSTRUMENT NO. 20040521-0059936, INSTRUMENT NO. 20040713-0082926, INSTRUMENT NO. 20050202-0012489, INSTRUMENT NO. 20051230-0156950 AND INSTRUMENT NO. 20060901-0108138 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA HENDERSON AND MARY P. HENDERSON, HUSBAND AND WIFE BY QUITCLAIM DEED FROM JOSHUA C. HENDERSON, MARRIED OF RECORD AT INSTRUMENT NO. 20111205-0094731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 18, 2011. BEING THE SAME PROPERTY CONVEYED TO JOSHUA HENDERSON, MARRIED BY QUITCLAIM DEED FROM MELLAMO VENTURES, LLC OF RECORD AT INSTRUMENT NO. 20100115-0003809, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 14, 2010, AS CORRECTED BY NOTARY CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NUMBER 20100219-0012711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 18, 2010, AND CORRECTED CERTIFICATE OF ACKNOWLEDGMENT OF RECORD IN INSTRUMENT NUMBER 20100224-0014174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 24, 2010 AND CORRECTED CERTIFICATE OF ACKNOWLEDGMENT OF RECORD IN INSTRUMENT NUMBER 20100226-0015000, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 26, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20031027-0157822; INSTRUMENT NUMBER 20031023-0157113, AS AMENDED IN INSTRUMENT NO. 20040521-0059936, INSTRUMENT NO. 20040713-0082926, INSTRUMENT NO. 20050202-0012489, INSTRUMENT NO. 20051230-0156950, INSTRUMENT NO. 20060901-0108138; INSTRUMENT NO. 20031023-0157114; INSTRUMENT NO. 20050202-0012491; INSTRUMENT NUMBER 20090526-0048078; BOOK 1291, PAGE 593; BOOK 175, PAGE 137; BOOK 4718, PAGE 619; BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, AND INSTRUMENT NO. 20020425-0051069; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1400 Rosa L. Parks Boulevard, Unit 133, 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.

Witness my/our hand(s) this 30th day of April, 2012.

Joshua Henderson

Mary P. Henderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Henderson and Mary P. Henderson, 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 30th day of April, 2012.

Notary Public

My Commission Expires: 5-28-14

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Return To:
Gregory S. Perrone, PC
109 West park Dr. Ste. 330
Brentwood, TN 37027