BILL GARRETT, Davidson County
Trans:T20120065971 DEEDWARR
Recvd: 09/04/12 11:11 2 pgs
Fees:13.00 Taxes:899.10
20120904-0079463

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

DARIN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-VRES-12-1350-401

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 |
|---|---|---|
| John W. Diggs | John W. Diggs | |
| 4701 Studbury Hall Ct ~~1350 Rosa L. Parks Blvd., #401~~ | (NAME) 1350 Rosa L. Parks Blvd., #401 | |
| (ADDRESS) Wake Forest NC ~~Nashville, TN 37208~~ 27587-4119 | (ADDRESS) Nashville, TN 37208 | 81-12-B-505.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, we AMY R. BARNES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN W. DIGGS AND WIFE, ELIZABETH C. DIGGS, 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 401, AND ONE PARKING SPACE, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20090421-0036270, 20110609-0044280, 20110713-0053571 AND 20120723-0064381, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO AMY R. BARNES, UNMARRIED BY WARRANTY DEED FROM WERTHAN IV, LLC, RECORDED ON THE 6TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080306-0022869, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT RECORDED IN INSTRUMENT NO. 20070103-0001325; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069; ARTICLES OF ORGANIZATION OF RECORD IN INSTRUMENT NO. 20051012-0123079, AMENDED AND RESTATED AT INSTRUMENT NO. 20060728-0091775; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20031027-0157822 AND 20080111-0003459; MASTER DEEDS OF RECORD IN INSTRUMENT NO. 20031023-0157113 , AS AMENDED IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776 AND 20071220-0146056, CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080118-0006036, FURTHER AMENDED IN INSTRUMENT NOS. 20080211-0013846, 20090421-0036270, 20110609-0044280, 20110713-0053571, 20120723-0064381; EASEMENT FOR DRIVEWAY AND WALKWAY ACCESS OF RECORD IN INSTRUMENT NO. 20031023-0157114; EASEMENT FOR PUBLIC WATER OF RECORD IN INSTRUMENT NO. 20070906-0106750; EASEMENT FOR ALLEY OF RECORD IN BOOK 4718, PAGE 619; EASEMENT FOR STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 20061113-0139884; EASMENTS OF RECORD IN BOOK 175, PAGE 137 AND BOOK 1291, PAGE 593; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20061113-0139906; EASMENT FOR PARKING OF RECORD IN INSTRUMENT NO. 20050202-0012491; SUBJECT TO ANY PARTY WALL(S) SITUATED PARTLY ON THE INSURED PROPERTY AND PARTLY ON ADJOINING PROPERTIES; TERMS AND PROVISIONS OF UNRECORDED OPTION AGREEMENT BETWEEN CHARLES JONES AND BRENT COURSEY DATED DECEMBER 2003; MATTERS SHOWN ON SURVEY OF GERMANTOWN LANDS (NO. 05043) DATED OCTOBER 12, 2005, PREPARED BY L. KEVIN MOREHEAD, RLS NO. 2315, WITH INITIAL POINT LAND SURVEYING, INC.; AND AGREEMENT FOR DEDICATION OF EASEMENT FOR LIGHT, AIR AND VIEW OF RECORD IN INSTRUMENT NO. 20080117-0005376, AS CORRECTED AT INSTRUMENT NO. 20080118-0005860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved ( X ) property, known as 1350 Rosa L. Parks Blvd., #401, 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 August, 2012.

Amy R. Barnes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy R. Barnes, 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 August, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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