THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30783-08-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $679,000.00. Affiant Subscribed and sworn to before me this 6th day of September, 2012. Notary Public My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

WARRANTY DEED

Address New Owner: Joseph D. Willoughby and Jennifer R. Willoughby 207 3rd Avenue North, Unit 602 Nashville, TN 37201	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 093 023 D 01000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer L. Zuffinetti, Trustee of the Ettison Family Revocable Trust under agreement dated April 14, 2007**, and **Jennifer L. Zuffinetti, individually**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph D. Willoughby and wife, Jennifer R. Willoughby** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 207 3rd Avenue North, Unit 602, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 6th day of September, 2012.

Jennifer L. Zuffinetti, Trustee of the Ettison Family Revocable Trust under agreement dated April 14, 2007

Jennifer L. Zuffinetti

BILL GARRETT, Davidson County
Trans:T20120069725 DEEDWARR
Recvd: 09/17/12 11:30 3 pgs
Fees:18.00 Taxes:2512.30

20120917-0084164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer L. Zuffinetti, Trustee of the Ettison Family Revocable Trust under agreement dated April 14, 2007**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 6th day of September, 2012.



Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer L. Zuffinetti,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of September, 2012.



Notary Public

My Commission Expires:

This instrument prepared by:
Please record and return to:
Freedom Title Services
116 Center Court
Clarksville, TN 37040

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 602, together with the appurtenant interest in the common elements of The Phoenix Loft (207 Third Avenue North Condominium), a horizontal property regime established by Master Deed of record in Instrument No. 20040701-0078141, amended and restated in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906, and amended in Instrument No. 20120523-0044645, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned First Amendment to Amended and Restated Master Deed, of record in Instrument No. 20120523-0044645, said Register's Office.

As permittted under Paragraph 5(c) of the Amended and Restated Master Deed for The Phoenix Loft of record in Instrument No. 20051019-0125906, Register's Office for Davidson County, Tennessee, there is ALSO CONVEYED HEREWITH, as an appurtenance to Unit 601 and 602, the exclusive use of that portion of the roof area which is currently clear of improvements and fixtures being at least 2,000 square feet comprised of areas approximately 35 feet wide on each end of the building, subject only to easement for utilities, etc. as set forth in said amended and restated master deed. Said exclusive use appurtenances will transfer along with the Unit to Grantee's heirs, successors and assigns.

Being the same property conveyed to Jennifer L. Zuffinetti, Trustee of the Ettison Family Revocable Trust u/a/d April 14, 2007, by deed dated December 3, 2010, from Randal Higgs aka Randall Higgs and aka Randy Higgs, of record in Instrument No. 20101215-0099686, Register's Office for Davidson County, Tennessee. Jennifer Lynn Zuffinetti and Adam Michael Zuffinetti were co-trustees of the Ettison Family Revocable Trust u/a/d April 14, 2007. They divorced by decree entered on June 13, 2012 in Docket No. 11D108, Davidson County Circuit Court Clerk's Office. Pursuant to the terms of the decree, Jennifer Lynn Zuffinetti was awarded all right, title, stocks and interest in The Ettison Family Trust, and Adam Michael Zuffinetti resigned as a trustee of any trust awarded to Jennifer Lynn Zuffinetti. Jennifer L. Zuffinetti and Jennifer Lynn Zuffinetti are one and the same person. Adam M. Zuffinetti and Adam Michael Zuffinetti are one and the same person. See also quitclaim deed by which Adam M. Zuffinetti, Co-Trustee of the Ettison Family Revocable Trust u/a/d April 14, 2007, conveyed his interest in subject property to Jennifer L. Zuffinetti, recorded in Instrument No. 20120622-0054967, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated between the parties and assumed by the Grantees.
2. Charter of Incorporation of Phoenix Loft Condominium Association of record in Instrument No. 20030407-0046048, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Phoenix Loft, of record in Instrument No. 20040701-0078141, amended and restated in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906, and amended in Instrument No. 20120523-0044645, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement for party walls of record in Book 9999, page 483, Register's Office for Davidson County, Tennessee.