BILL GARRETT, Davidson County
Trans:T20120074494 DEEDWARR
Recvd: 10/02/12 14:27 2 pgs
Fees:13.00 Taxes:662.30
20121002-0089886

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road Suite 203A Nashville, Tennessee 37215 CRT File No. 12091944 S. Abramski Notary Public, Cobb County State of GA. My Commission Expires 10-02-12	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,000.00 Affiant Subscribed and sworn to before me, this 20th day of September, 2012. S. Abramski Notary Public My Commission Expires: 10-02-12

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas M. Snell 1350 Rosa L Parks Blvd Unit 210 Nashville TN 37208	New Owner	Tax Parcel ID No. 081-12B-448.00 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, **John W. Snell** unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Snell** married ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 210, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036, 20080211-0013846, 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 John W. Snell by deed of record in Instrument No. 20080815-0084210, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325.

Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130 and Book 11625 and Book 280 and Instrument No. 20020425-0051069.

Terms and provisions of the Articles of Organization of Werthan IV, LLC , recorded in Instrument No. 20051012-0123079, amended and restated at Instrument No. 20060728-0091775.

Charter of Homeowners Association recorded at Instrument Nos. 20031027-0157822 and 20080111-0003459.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deeds of record in Instrument No. 20031023-0157113 , as amended by instrument(s) of record in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-

0156950, 20060901-0108138, 20070117-0006776, 20071220-0146056, 20080118-0006036, 20080211-0013846, 20110609-0044280, 20110713-0053571 and 20120723-0064381; also subject to easements, rights and interests 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 building thereon.

Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114. Easement for Public Water recorded in Instrument No. 20070906-0106750.

Easement for Alley recorded in Book 4718, Page 619.

Easement for Storm Drainage recorded in Instrument No. 20061113-0139884.

Easements recorded in Book 175, Page 137 and Book 1291, Page 593.

Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906.

Easement for Parking recorded at 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.

Easement for Light, Air and View of record in 20080117-0005376, corrected in 20080118-0005860.

Dedication of Easement recorded at Instrument Nos. 20120831-0078863 and 20120831-0079083.

This is improved property located at 1350 Rosa L Parks Blvd Unit 210 Nashville. TN 37208.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 20th day of September, 2012.

John W. Snell

S. Abramski
Notary Public, Cobb County State of GA.
My Commission Expires 10 -12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Snell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2012.

S. Abramski
Notary Public

My Commission Expires: 10.02.12