WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,950.00

Megan Rawlins
Affiant

Subscribed and sworn to before me, this 24th day of September, 2012

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires January 7, 2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120076480 DEEDWARR
Recvd: 10/09/12 09:57 2 pgs
Fees: 13.00 Taxes: 628.82
20121009-0092295

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reber Merani	Primelending	081-12-0-B
(NAME)	(NAME)	(MAP)
1350 Rosa Parks Blvd. #310	18111 Preston Road, Suite 900	481.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37208	Dallas, TX 75252	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Peggy G. Turner, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Reber Merani, unmarried and Hassan Merani and spouse Jehan Merani, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 310 of Werthan Lofts IV & V, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown and described in a Master Deed recorded in Instrument No. 20070117-0006776 as amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280 and Instrument No. 20110713-0053571*, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Werthan Lofts IV & V, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20070117-0006776 as amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280 and Instrument No. 20110713-0053571, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Peggy G. Turner and husband, Albert Turner, by deed dated March 31, 2008, from Werthan Mills IV, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080408-0035580, Register's Office for Davidson County, TN. The said Albert Turner having since died leaving the property vested solely in Peggy G. Turner.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1350 Rosa Parks Blvd. #310, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

*and Instrument No. 20120723-0064381

Witness my/our hand(s) this 24th day of September, 2012.

Peggy Turner

Peggy G. Turner * ALSO KNOWN AS PEGGY TURNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peggy G. Turner,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of September, 2012.

John M. Wells

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015