WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Rebecca Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2012.

Vicki Dutton
Notary Public

MY COMMISSION EXPIRES: 3/1/14
(AFFIX SEAL)

VICKI DUTTON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW, LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin C. Bradley	FirstBank	Map 81-12-B
(NAME)	(NAME)	
1350 Rosa L. Parks Boulevard, Unit 302	3500 Blue Lake Drive, Ste 325	Parcel 473 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Birmingham, AL. 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JONATHAN D. HARDIN, MARRIED, AND LISA HARDIN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN C. BRADLEY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 of the Werthan Lofts IV and V Condominiums, Phase 4, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571 and Instrument No. 20120723-0064381, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-1" to the Amendment No. 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jonathan D. Hardin, unmarried, and Lisa Hardin, married, by deed from Werthan IV, LLC, a Tennessee limited liability company, dated may 07, 2008, of record in instrument no. 20080512-0048926, Register's office for Davidson County, Tennessee.

Grantors warrant that they have never lived in this property as married persons and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20070103-0001325 , said Register's Office; (c) Master Deed and Bylaws of record in Instruments No. 20070117-0006776, 20071220-0146056, 20080211-0013846, 20090526-0048069, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20020425-0051069, 20031023-0157113, 20060728-0091775 and 20031027-0157822, said Register's Office; and (d) easements of record in Instrument No. 20050202-0012491 and Instrument No. 20020831-0079083, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120083150 DEEDWARR
Recvd: 11/01/12 08:35 2 pgs
Fees:13.00 Taxes:614.20

20121101-0100238

unimproved ☐

This is improved ☒ property, known as 1350 Rosa L. Parks Boulevard Unit 302, Nashville, TN 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 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.

Witness our hands this 11th day of October, 2012.

Jonathan D. Hardin

Lisa Hardin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan D. Hardin and Lisa Hardin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013