BILL GARRETT, Davidson County
Trans:T20120084054 DEEDWARR
Recvd: 11/05/12 08:22 2 pgs
Fees:13.00 Taxes:851.00

20121105-0101366

WARRANTY DEED

G-FSBO-12-1410

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Robert Rothauser	Robert Rothauser	
3 Hanover Sqaure, Apt. 8C	3 Hanover Sqaure, Apt. 8C	
(ADDRESS)	(ADDRESS)	
New York, NY 10004	New York, NY 10004	81-12-B-19.00 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 KRISTIN G. BARLOWE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT ROTHAUSER, UNMARRIED, 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 NO. 19, TOGETHER WITH THE ALLOCATED PARKING SPACES, ALLOCATED BASEMENT STORAGE AREA, AND THE APPURTENANT INTEREST IN THE COMMON AREAS OF THE LOFTS AT WERTHAN MILLS, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY THE MASTER DEED FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS, RECORDED AS INSTRUMENT NO. 20031023-0157113, AS AMENDED BY THE FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20040521-0059936, AS AMENDED BY THE SECOND AMENDMENT OF RECORD AS INSTRUMENT NO. 20040712-0082926, AS AMENDED BY THE THIRD AMENDMENT OF RECORD AS INSTRUMENT NO. 20050202-0012489, AS AMENDED BY THE FOURTH AMENDMENT OF RECORD AS INSTRUMENT NO. 20051230-0156950, AND AS AMENDED BY THE FIFTH AMENDMENT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20060901-0108138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "D" TO THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO KRISTIN G. BARLOWE BY WARRANTY DEED FROM CRJ 8TH AVENUE PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 21ST DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061221-0157393, 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 THE COVENANTS, CONDITIONS AND RESTRICTIONS IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20031027-0157822; MASTER DEED OF RECORD IN INSTRUMENT NO. 20031023-0157113, AS AMENDED IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 AND 20060901-0108138; EASEMENT FOR DRIVEWAY AND WALKWAY ACCESS OF RECORD IN INSTRUMENT NO. 20031023-0157114; EASEMENT FOR PARKING OF RECORD IN INSTRUMENT NO. 20050202-0012491 AND PARKING RELEASE OF RECORD IN INSTRUMENT NO. 20090526-0048073; EASEMENT OF RECORD IN BOOK 175, PAGE 137, BOOK 1291, PAGE 593 AND BOOK 4718, PAGE 619; AND LICENSE AGREEMENT OF RECORD IN INSTRUMENT NO. 20090526-0048069, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR PRIMARY NOR MARITAL RESIDENCE, AND USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 1410 Rosa L. Parks Blvd., Unit 50, 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 24th day of October, 2012.

Kristin G. Barlowe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin G. Barlowe, 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 24th day of October, 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