WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 14TH DAY OF FEBRUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-05116 GERELICK CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jerry Gerelick and Larraine Gerelick	same	81-12-B-443.00 CO
1350 Rosa L. Parks BV #205		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADAM P. DUFFY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JERRY GERELICK AND LARRAINE GERELICK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1350 Rosa L. Parks BV #205, Nashville, TN 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 14th day of February, 2013.

Adam P. Duffy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ADAM P. DUFFY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of February, 2013.

Notary Public _____

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20130014765 DEEDWARR
Recvd: 02/21/13 15:32 3 pgs
Fees:18.00 Taxes:1128.50
20130221-0017668

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 205, WERTHAN LOFTS IV, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected at Instrument No. 20090421-0036270, amended at Instrument Nos. 20071220-0146056, 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 Adam. P. Duffy by Warranty Deed from Werthan IV, LLC, a Tennessee Limited Liability Company, recorded on the 1st day of April, 2009 in Instrument No. 20090401-0029530, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. 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 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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

f. 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.

g. Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114.

h. Easement for Public Water recorded in Instrument No. 20070906-0106750.

i. Easement for Public Utilities and Drainage recorded at Instrument Nos. 20120831-0078863 and 20120831-0079083.

j. Easement for Alley recorded in Book 4718, Page 619.

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

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

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

n. Easement for Parking recorded at Instrument No. 20050202-0012491.

o. License Agreement recorded at Instrument No. 20090526-0048069.

p. Subject to any Party wall(s) situated partly on the insured property and partly on adjoining properties.

q. Terms and provisions of unrecorded option agreement between Charles Jones and Brent Coursey dated December 2003.

r. 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.

s. Easement for Light, Air and View of record in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860.

t. A Deed of Trust appearing in insturment number 20070117-0006781, in the amount of $2,000,000.00 in the Register's Office of Davidson County, Tennessee. However, this Policy of Insurance insures the named insured against any loss or damage resulting from the enforcement or attempted enforcement of the same.

u. Assignment of Rents and Leases appearing in instrument number 20070117-0006778, in the Register's Office of Davidson County, Tennessee. However, this Policy of Insurance insures the named insured against any loss or damage resulting from the enforcement or attempted enforcement of the same.