BILL GARRETT, Davidson County
Trans:T20130018215 DEEDWARR
Recvd: 03/06/13 08:32 2 pgs
Fees:13.00 Taxes:943.50

20130306-0022116

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-13-1350-209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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
Stephen N. Tite	Mortgage Investors Group	
1350 Rosa L. Parks Blvd #209	(NAME) 8320 E. Walker Springs	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Knoxville, TN 37923	81-12-B-447.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMY SADLER, UNMARRIED AND PAULA G. SADLER, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN N. TITE, MARRIED, 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 209, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 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 AMY SADLER, UNMARRIED AND PAULA G. SADLER, MARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM LINDA L. LEEDOM, MARRIED, RECORDED ON THE 12TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120612-0051190, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY WAS NOT AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF PAULA G. SADLER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; 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; CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20031027-0157822 AND 20080111-0003459; ALL MATTERS SET FORTH IN 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; LICENSE AGREEMENT RECORDED AT INSTRUMENT NO. 20090526-0048069; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20031023-0157114, 20070906-0106750, 20061113-0139884, 20061113-0139906, 20050202-0012491, 20080117-0005376 CORRECTED IN IINSTRUMENT NO. 20080118-0005860, BOOK 4718, PAGE 619, BOOK 175, PAGE 137, BOOK 1291, PAGE 593 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1350 Rosa L. Parks Blvd #209, 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 28th day of February, 2013.

Amy Sadler

Paula G. Sadler by Amy Sadler, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of February, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2013, before me personally appeared Amy Sadler to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy Sadler and who acknowledged she executed the same as the free act and deed of the said Paula G. Sadler.

Witness my hand and official seal, this the 28th day of February, 2013.

Notary Public

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903