Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 7th day of March 2013.

Notary Public
My commission expires: 2/23/17

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 03/08/13 12:25 3 pgs
Fees:18.00 Taxes:617.90
20130308-0023373

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda Alexander Owens 5424 Overton Rd Nashville TN 37215	Same	081120B441.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Denise L. Joy, Executrix of the Estate of Royda L. Powers hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Linda Alexander Owens hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Being Unit 203 Werthan Lofts IV Condominiums as established under Master Deed of record in Instrument No. 20070117-0006776 and amended in Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846 Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particulary description of said unit.

Being the same property conveyed to Royda L. Powers by deed from Werthan IV, LLC a Tennessee limited liability Company of record in Insrument No. 20080408-0035487 Register's Office for Davidson County, Tennessee. Royda L. Powers having died on October 16, 2012 and her Last Will and Testament having been duly probated on October 30, 2012 Seventh Circuit Court of Davidson County, Tennessee File 12P1666 and Denise L. Joy having been appointed Executrix.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20031023+0157113 and amended in Instrument Nos. 2004052-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070017-0006776, 20071220-0146056, 20080111-0003459 Register's Office for County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Werthan Lofts Condominiums 3) Matters shown on Survey of Germantown Land (No. 05043) dated October 12, 2005 prepared by Kevin Morehead RLS NO. 2315 4) Restrictions, dedications, conditions, reservations, easement and other mattes shown on the plat of WERTHAN LOFTS as recorded in Instrument NO. 20070103-0001325 5) Covenants, Conditions and Restrictions for Phillips-Jackson

Street Redevelopment Plan recorded in book 9183 page 130 and 11625 Page 280 and Instrument NO. 20020425-0051069 6) Charter of Homeowner's Association of record in Instrument Nos. 20031027-0157822 and 20080111-0003459 7) Easement for Light, Air and View recorded at Instrument NO. 20080117-005376and corrected in Instrument No 20080118-0005860 8) Easement for Driveway and Walkway Access recorded in Instrument No. 20030157114 9) Easement for Alley recorded in Book 4718 page 619 10) Easement for Storm Drainage recorded in Instrument No. 20061113-0139884 11) Easements recorded in Book 175 page 137 and Book 1291 page 59312) Easement for Parking recorded at Instrument NO. 20050202-0012491 13) Storm Water Detention Agreement recorded in Instrument NO. 20061113-0139906

This property is improved property known as 1350 Rosa L. Parks Blvd #203, Nashville, Tennessee 37208-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of March, 2012.

Estate of Royda L. Powers

By: Denise L Joy Executrix
Denise L. Joy, Executrix

STATE OF SC
COUNTY OF Lexington

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Denise L. Joy, with whom I am personally acquainted, and who acknowledged herself to be the Executrix of Estate of Royda L. Powers the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Estate of Royda L. Powers.

Witness my hand, at office, this 6th day of March 2013.

Notary Public

Amy Cross Hance
State of Tennessee Notary Public
Williamson County

My Commission expires: 10/19/15

FILE NO: 07524

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

