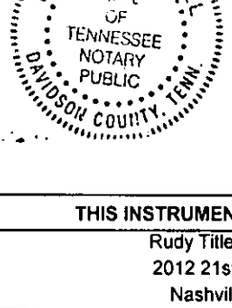
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130028511 DEEDWARR
Recvd: 04/08/13 14:52 2 pgs
Fees: 13.00 Taxes: 1309.80

20130408-0034635



R-VRES-13-1400-233

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(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
Ellen L. Ross	Ellen L. Ross	
1400 Rosa L. Parks Blvd #233 (ADDRESS)	(NAME) 1400 Rosa L. Parks Blvd., #233 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	081-12-0B-233.00

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, I/we KELLY TOLSON, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLEN L. ROSS, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 233, TOGETHER WITH THE ALLOCATED PARKING SPACE AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE LOFTS AT WERTHAN MILLS, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT NUMBER 20031023-0157113, AS AMENDED IN INST # 20040521-0059936, INST # 20040713-0082926, INST # 20050202-0012489, INST # 20051230-0156950, AND INST # 20060901-0108138, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DEPICTED ON THE SITE PLAN ATTACHED TO SAID MASTER DEED AS AN EXHIBIT, ALL OF WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KELLY TOLSON, A SINGLE WOMAN BY DEED FROM LOFTS AT WERTHAN MILLS III, LLC OF RECORD IN INSTRUMENT NUMBER 20060404-0037930 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 30, 2006 AND RECORDED ON APRIL 4, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) CHARTER FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS HOA OF RECORD IN INSTRUMENT NUMBER 20031027-0157822 IN THE REGISTER'S OFFICE FOR SAID COUNTY; C) EASEMENT FOR DRIVEWAY AND WALKWAY OF RECORD AS INSTRUMENT NO. 20031023-0157114 IN THE REGISTER'S OFFICE FOR SAID COUNTY; D) EASEMENT FOR PARKING OF RECORD IN INSTRUMENT NUMBER 20050202-0012491 IN THE REGISTER'S OFFICE FOR SAID COUNTY; E) SEWER LINE EASEMENT OF RECORD IN BOOK 1291, PAGE 593 IN THE REGISTER'S OFFICE FOR SAID COUNTY; F) RAILROAD LINE EASEMENT OF RECORD IN BOOK 175, PAGE 137 IN THE REGISTER'S OFFICE FOR SAID COUNTY; G) EASEMENT FOR 15 FOOT ALLEY AND UTILITIES OF RECORD IN BOOK 4718, PAGE 619 IN THE REGISTER'S OFFICE FOR SAID COUNTY; H) RESTRICTIONS FOR PHILLIP-JACKSON STREET REDEVELOPMENT PLAN OF RECORD IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, AND INST # 20020425-0051069 IN THE REGISTER'S OFFICE FOR SAID COUNTY; I) PARKING RELEASE OF RECORD IN INSTRUMENT NUMBER 20090526-0048089, IN THE REGISTER'S OFFICE FOR SAID COUNTY; J) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1400 Rosa L. Parks Blvd #233, 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 2nd day of April, 2013.

Kelly Tolson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Tolson, 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 2nd day of April, 2013.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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