WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Linda Turner
Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2013.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/27/15
(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

R-VRES-13-1400-213

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
Reginald V. Sweatt	Regions Bank dba Regions Mortgage	
1400 Rosa L. Parks Blvd #213 (ADDRESS)	P.O. Box 200401 (NAME)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Florence, SC 29502-0401 (ADDRESS) (CITY) (STATE) (ZIP)	081-12-0B-213.00

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 PAMELA D. LIVINGSTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REGINALD V. SWEATT AND ~~XXXXXXXX~~ *Cynetra SWEATT, HUSBAND AND WIFE; AND MIRANDA H. SWEATT, AN UNMARRIED WOMAN, 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. 213, 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 PAMELA D. LIVINGSTON, UNMARRIED BY DEED FROM THE LOFTS AT WERTHAN MILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20040601-0063637, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 28, 2004 AND RECORDED ON JUNE 1, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20031023-0157113, AS AMENDED IN INST # 20040521-0059936, INST # 20040713-0082926, INST # 20050202-0012489, INST # 20051230-0156950, INST # 20060901-0108138; INSTRUMENT NUMBER 20031027-0157822; INSTRUMENT NO. 20031023-0157114; INSTRUMENT NUMBER 20050202-0012491; BOOK 1291, PAGE 593; BOOK 175, PAGE 137; BOOK 4718, PAGE 619; BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, AND INST # 20020425-0051069; , SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1400 Rosa L. Parks Blvd #213, 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.

BILL GARRETT, Davidson County
Trans:T20130034812 DEEDWARR
Recvd: 04/29/13 09:53 2 pgs
Fees:13.00 Taxes:573.13
20130429-0042108

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-14225

Witness my/our hand(s) this 24th day of April, 2013.

Pamela D. Livingston by John McClanahan as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN MCCLANAHAN 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 PAMELA D. LIVINGSTON and who acknowledged he/she/they executed the same as the free act and deed of the said PAMELA D. LIVINGSTON.

Witness my hand and official seal, this the 24th day of April, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
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