THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00 Affiant Subscribed and sworn to before me, this 21 day of March, 2013. Notary Public My Commission Expires: 10/14/15

ELIZABETH MARGUERITE FORTIER * NOTARY PUBLIC * STATE OF TENNESSEE * MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Sheena Walraven #425 1350 Rosa L. Parks Blvd. Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081120B52900CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CLEMENTYNE R. HOWARD, unmarried,** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **SHEENA WALRAVEN**, unmarried ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 425 and one parking space, Werthan Lofts IV Condiminiums, as established under Master Deed of record as Instrument No. 20070117-0006776, as amended as Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846, 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 CLEMENTYNE R. HOWARD, UNMARRIED, by deed from WERTHAN MILLS IV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20080306-0022880, dated February 29, 2008, said Register's Office.

This is improved property commonly known as: **1350 Rosa L. Parks Blvd, #425, Nashville TN 37208**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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:T20130037392 DEEDWARR
Recvd: 05/06/13 10:15 2 pgs
Fees:13.00 Taxes:906.50
20130506-0045278

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21 day of March, 2013.

CLEMENTYNE R. HOWARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **CLEMENTYNE R. HOWARD** the Grantor, with whom I am personally acquainted (or proved to me in 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 office this 21 day of March, 2013.

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/15

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122