Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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

39-B
File #13-1119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip S. Sweet and wife, Rebecca Sweet**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Key, UNMARRIED**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 216, 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 No. 20031023-0157113; as amended in Instrument No. 20040521-0059936; Instrument No. 20040712-0082926; instrument No. 20050202-0012489; Instrument No. 20051230-0156950; and Instrument No. 20060901-0108138, all in the Register's Office for Davidson County, Tennessee; said Unit being depicted on the site plan attached to said Master Deed as an Exhibit, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillip S. Sweet and Rebecca Sweet, husband and wife, by deed from Cheryl Harris, Trustee, dated September 24, 2009, of record as Instrument No. 20091027-0098942, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1400 Rosa L. Parks Boulevard, #216, Nashville, TN, 37028.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of April, 2013.

Phillip S. Sweet

Rebecca Sweet

BILL GARRETT, Davidson County
Trans:T20130037426 DEEDWARR
Recvd: 05/06/13 10:30 2 pgs
Fees:13.00 Taxes:998.63
20130506-0045309

State of Tennessee)
County of Davidson)

On this 26th day of April, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Phillip S. Sweet and Rebecca Sweet, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269,900.00.

Affiant

Sworn and subscribed before me on this the 26th day of April, 2013.

Notary Public

My Commission Expires: _____

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

NEW OWNER:
Justin Key
1400 Rosa L. Parks Boulevard, #216
Nashville, TN 37028

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
81-12-B-216CO