BILL GARRETT, Davidson County
Trans:T20130048697 DEEDWARR
Recvd: 06/11/13 10:43 2 pgs
Fees:13.00 Taxes:917.60

20130611-0059184

WARRANTY DEED

R-VRES-13-1350-424

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. OLY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Nolan Willard	PRIMARY RESIDENTIAL MORTGAGE INC.	
1350 Rosa L Parks Blvd. #424	(NAME) 4750 WEST WILEY POST WAY STE. 200	
(ADDRESS) Nashville, TN 37208	(ADDRESS) SALT LAKE CITY, UT 84116	081-12-0B-528.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we BRADLEY W. BESKIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NOLAN WILLARD, A SINGLE MAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 424, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20110609-004280 AND 20110713-0053571, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY W. BESKIN BY QUITCLAIM DEED FROM BENJAMIN J. BROWN OF RECORD AT INSTRUMENT NO. 20100629-0050621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 16, 2010 AND RECORDED ON JUNE 29, 2010.

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 NO. 20070103-0001325; INSTRUMENT NO. 20070103-0001325, INSTRUMENT NO. 20031023-0157113, INSTRUMENT NO. 20040521-0059936, INSTRUMENT NO. 20040712-0082926, INSTRUMENT NO. 20050202-0012489, INSTRUMENT NO. 20051230-0156950, INSTRUMENT NO. 20060901-0108138, INSTRUMENT NO. 20070117-0006776, INSTRUMENT NO. 20071220-0146056, INSTRUMENT NO. 20080118-0006036, INSTRUMENT NO. 20080211-0013846, INSTRUMENT NO. 20090421-0036270, INSTRUMENT NO. 20110609-0044280, INSTRUMENT NO. 20110713-0053571, INSTRUMENT NO. 20120723-0064381 AND AGREEMENT IN INSTRUMENT NO. 20130222-0018099; INSTRUMENT NUMBER 20080111-0003459, INSTRUMENT NO. 20051012-0123079, INSTRUMENT NO. 20060728-0091775, INSTRUMENT NO. 20031027-0157822; BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, AND INSTRUMENT NO. 20020425-0051069; INSTRUMENT NUMBER 20061113-0139906, AND INSTRUMENT NUMBER 20061113-0139884; INSTRUMENT NO. 20070906-0106750; INSTRUMENT NUMBER 20080117-0005376, AND INSTRUMENT NUMBER 20080118-0005860; BOOK 1291, PAGE 593; BOOK 175, PAGE 137; BOOK 4718, PAGE 619; INSTRUMENT NUMBER 20031023-0157114; INSTRUMENT NUMBER 20050202-0012491, 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 1350 Rosa L Parks Blvd. #424, 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 6th day of June, 2013.

Bradley W. Beskin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley W. Beskin, 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 6th day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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