BILL GARRETT, Davidson County
Trans:T20130067338 DEEDWARR
Recvd: 08/06/13 11:30 2 pgs
Fees:13.00 Taxes:973.10

20130806-0082232

WARRANTY DEED

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2013.

Dawn D Chase
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

R-VRES-13-1352-405

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clayton Mitchell (NAME)	Farmington Financial Group (NAME)	**081-12-0B-543.00**
1352 Rosa L Parks Blvd Apt 405 (ADDRESS)	2002 Richard Jones Rd. #300A (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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 **MICHAEL J. MADZIN, UNMARRIED,,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CLAYTON MITCHELL, UNMARRIED,** hereinafter called the Grantee, 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 LOT NO. TH-6 ON THE PLAN OF WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20070117-0006776, AMENDED IN INSTRUMENT NO. 20071220-0146056 20080118-0006036, 20080211-0013846, 20110609-004280 AND 20110713-0053571, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. MADZIN, UNMARRIED BY DEED FROM WERTHAN IV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20090901-0082160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 31, 2009 AND RECORDED ON SEPTEMBER 1, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, BOOK 1291, PAGE 593, BOOK 175, PAGE 137, BOOK 4718, PAGE 619; AND IN INSTRUMENT NUMBERS: 20070103-0001325, 20070103-0001325, 20031023-0157113, 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776, 20071220-0146056, 20080118-0006036, 20080211-0013846,20090421-0036270, 20110609-0044280, 20110713-0053571,20120723-0064381, 20130222-0018099, 20080111-0003459, 20051012-0123079, 20060728-0091775, 20031027-0157822, 20020425-0051069, 20061113-0139906, 20061113-0139884, 20070906-0106750, 20080117-0005376, 20031023-0157114, 20050202-0012491 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **1352 Rosa L Parks Blvd Apt 405 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 26th day of July 2013.

Michael J. Madzin by John Gleaves Attorney
In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2013, before me personally appeared John Gleaves 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 Michael J. Madzin and who acknowledged he/she/they executed the same as the free act and deed of the said Michael J. Madzin.

Witness my hand and official seal, this the 29th day of July 2013.

Notary Public

My Commission Expires: January 9, 2016

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY