BILL GARRETT, Davidson County
Trans:T20130079507 DEEDWARR
Recvd: 09/13/13 09:38 2 pgs
Fees:13.00 Taxes:1757.50

20130913-0096682

WARRANTY DEED

G-VRES-13-1400-140

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Ted Edwards	new owner (NAME)	
1400 Rosa L Parks Blvd, #140 (ADDRESS)	(ADDRESS)	81-12-B-140.00 CO
Nashville, TN 37208 (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 WILLIAM J. IVEY, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TED EDWARDS AND KATHIE EDWARDS, HUSBAND AND WIFE , 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. 140, 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 INSTRUMENT NUMBER 20040521-0059936, INSTRUMENT NUMBER 20040712-0082926, INSTRUMENT NUMBER 20050202-0012489, INSTRUMENT NUMBER 20051230-0156950 AND INSTRUMENT NO. 20060901-0108138, 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 IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. IVEY, A SINGLE MAN BY WARRANTY DEED FROM LOFTS AT WERTHEN MILLS III, LLC, RECORDED ON THE 24TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060324-0033744, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 130 AND BOOK 11625, PAGE 280; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20031023-0157113 AS AMENDED BY INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 AND 20060901-0108138; CHARTER OF RECORD IN INSTRUMENT NO. 20031027-0157822; EASEMENTS OF RECORD IN BOOK 175, PAGE 137, BOOK 1291, PAGE 593, BOOK 4718, PAGE 619, INSTRUMENT NO. 20031023-0157114 AND INSTRUMENT NO. 20050202-0012491; PARKING RELEASE OF RECORD IN INSTRUMENT NO. 20090526-0048080; AGREEMENT OF RECORD IN INSTRUMENT NO. 20090526-0048069 AMENDED IN INSTRUMENT NO. 20130222-0018099 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1400 Rosa L Parks Blvd, #140, 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 10th day of September, 2013.

William J. Ivey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. Ivey, 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 10th day of September, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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