BILL GARRETT, Davidson County File Box 9B
Trans:T20130081985 DEEDWARR
Recvd: 09/23/13 09:25 3 pgs
Fees:18.00 Taxes:1507.75

20130923-0099588

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31396-08-2013** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $407,500.00. Affiant Subscribed and sworn to before me this 19th day of September, 2013. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Mary K. Friskics-Warren William T. Friskics-Warren 1400 Rosa L. Parks Blvd., #404 Nashville, TN 37208	**Send Tax Bills To:** SunTrust Mortgage, Inc. 901 Semmes Avenue RVW 5093 Richmond VA 23224	**Tax Information:** Map and Parcel No.: 081 120 B 40400 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vatsal Thakkar** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Mary K. Friskics-Warren and William T. Friskics-Warren, wife and husband** (collectively, "Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1400 Rosa L. Parks Blvd., Unit #404, Nashville, TN 37208.

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

And Grantor covenants that he is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Annalise Lawler Caron joins in the execution of this instrument for the purpose of conveying any marital interest which she may have in the subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of September, 2013.

VATSAL THAKKAR

ANNALISE LAWLER CARON

STATE OF Connecticut)
)
COUNTY OF Fairfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **VATSAL THAKKAR and ANNALISE LAWLER CARON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2013.

Mary C. Pugh
NOTARY PUBLIC
State of CT # 138840
My Commission Expires
JULY 31, 2014

Mary C. Pugh
Notary Public
My Commission Expires: 7/31/14

VGT

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 404, together with the appurtenant interest in the common elements of The Lofts at Werthan Mills Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Vatsal Thakkar, unmarried, by deed dated February 18, 2005, from The Lofts at Werthan Mills, LLC, a Tennessee limited liability company, of record in Instrument No. 20050222-0019057, Register's Office for Davidson County, Tennessee.

Pursuant to the Fifth Amendment to the Master Deed, of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, one (1) indoor parking space and one (1) gated parking space are hereby assigned as Limited Common Elements for the Unit conveyed herein.

This conveyance is made subject to:

1. State and County taxes for the year 2014 and subsequent years, assumed by Grantee.
2. Restrictive covenants contained in an instrument of record in Book 9183, page 130, amended in Book 11625, page 280, Register's Office for Davidson, County, Tennessee.
3. Charter of Incorporation of The Lofts at Werthan Mills Condominium Association, Inc. of record in Instrument No. 20031027-0157822, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Lofts at Werthan Mills Condominiums, of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easement for parking of record in Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.
7. Easement for driveway and walkway access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
8. Easement for utilities of record in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
9. Easement for trunk line sewer of record in Book 1291, page 593, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 175, page 137, Register's Office for Davidson County, Tennessee.