Prepared by:
Amy Cross Nance
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103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $341,000.00

Affiant

Subscribed and sworn to before me, this 27 day of September 2013.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

Davidson County	DEEDWARR
Recvd: 09/27/13 15:17	3 pgs
Fees:18.00 Taxes:1261.70	
20130927-0101993	

Address of New Owner:
John Virball
1350 Rosa L. Parks Blvd #419
Nashville, TN 37208

Send Tax Bills to:
Same

Tax Information
081120B523OOCO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Anthony N. Harris , married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to John Virball and wife C. Jean Virball hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 419 of the Werthan Lofts IV and V Condominiums, Phase 4, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 200080211-0013846, and as further corrected by Scrivener's Affidavit of record in Instrument No. 20090421-003627, and as further amended in Instrument No. 20110609-0044280 and Instrument No. 20110713-0053571 and Instrument No. 20120723-0064381, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-1" to the Amendment No. 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Anthony N. Harris by deed dated February 29, 2008 from Werthan Mills IV, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080306-0022884, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20070117-0006776 and amended in Instrument No. 20071220-0146056 and corrected by Scrivener's Affidavit in Instrument No. 20080118-0006036 and amended in Instrument No. 20080211-0013846 and corrected by Scrivener's Affidavit in Instrument No. 20090421-0036270 and amended in Instrument No. 20110609-0044280 and 20110713-0053571 and 20120723-0064381, Register's Office for Davidson County, Tennessee the premises herein is

a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Werthan Lofts IV & V Condominiums 3) Charter of Werthan Lofts IV & V Condominium Homeowners Association of record in Instrument No. 20080111-0003459 4) License Agreement of record in Instrument No. 20090526-0048069 and amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1350 Rosa L. Parks Blvd. Unit # 419, Nashville, Tennessee 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of September, 2013.

Anthony N. Harris

Tamara M. Harris, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony N. Harris and Tamara M. Harris , the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 27th day of September, 2013.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/22/15

FILE # 07896

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

