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WARRANTY DEED

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 20

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Linder	Same	081120B49300CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
1350 Rosa Parks Blvd., Condominium 322		Trans:T20130086413 DEEDWARR Recvd: 10/07/13 09:15 2 pgs Fees:13.00 Taxes:656.75
(ADDRESS)	(ADDRESS)	20131007-0104900
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DANIEL B. GROW, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON LINDER, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 322, Werthan Lofts IV Condominiums, as established by Master Deed of record in Instrument No. 20070117-0006776, as amended by Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056 (and corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036); as further amended by Amendment No. 2 of record in Instrument No. 20080211-0013846, (as further corrected by Scrivener's Affidavit of record in Instrument No. 20090421-003627); as further amended by Amendment No. 3 of record in Instrument No. 20110609-0044280, as further amended by Amendment No. 4 of record in Instrument No. 20110713-0053571 and as further amended by Amendment No. 5 of record in Instrument No. 20120723-0064381, all in the Register's Office for Davidson County, Tennessee, to which Master Deed and amendments thereto are hereby referenced for a more particular description of said Unit.

Being the same property conveyed to Daniel B. Grow, unmarried, by Warranty Deed from Werthan IV, LLC which deed is dated June 24, 2008 and recorded in Instrument No. 20080626-0066032, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS AND CONDITIONS OF that certain Master Deed establishing Werthan Lofts IV Condominiums, of record in Instrument No. 20070117-0006776, as amended by Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056 (and corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036); as further amended by Amendment No. 2 of record in Instrument No. 20080211-0013846, (as further corrected by Scrivener's Affidavit of record in Instrument No. 20090421-003627); as further amended by Amendment No. 3 of record in Instrument No. 20110609-0044280, as further amended by Amendment No. 4 of record in Instrument No. 20110713-0053571 and as further amended by Amendment No. 5 of record in Instrument No. 20120723-0064381, all in the Register's Office for Davidson County, Tennessee; further subject to Easements of record and those matters set forth on the Plat of Werthan Lofts of record as Instrument No. 20070103-0001325, said Register's Office; further subject to Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130; Book 11625, Page 28 and Instrument No. 20020425-0051069, said Register's Office; further subject to restrictions set out in deed of record as Instrument No. 20080626-0066032, said Register's Office and subject to terms and conditions of License Agreement of record as Instrument No. 20090526-0048069, amended as Instrument No. 20130222-0018099, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1350 Rosa Parks Blvd., Condominium 322, Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 30th day of September, 2013.

Daniel B. Grow

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel B. Grow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115