BILL GARRETT, Davidson County
Trans:T20130087695 DEEDWARR
Recvd: 10/10/13 09:59 2 pgs
Fees:13.00 Taxes:654.90

20131010-0106373

WARRANTY DEED

G-VRES-13-1350-233

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Alison D. Clark	F&M Bank	
1510 Demonbreun St. Unit 1504	(NAME) 10 Cadillac Dr., Suite 100	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Brentwood, TN 37027	81-12-B-471.00 CO
(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 AMY T. SADLER, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALISON D. CLARK, AN UNMARRIED WOMAN, 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 233, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20090421-0036270, 20110609-0044280, 20110713-0053571 AND 20120723-0064381, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO AMY T. SADLER, A SINGLE WOMAN BY WARRANTY DEED FROM WERTHAN IV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 5TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081105-0110217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20070103-0001325; BOOK 9183, PAGE 130 AND BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069; INSTRUMENT NOS. 20120831-0078863 AND 20120831-0079083; INSTRUMENT NOS. 20031027-0157822 AND 20080111-0003459; INSTRUMENT NO. 20031023-0157113 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776, 20071220-0146056, 20080111-0003459,20080211-0013846,20090421-0036270,20110609-0044280,20110713-0053571 AND 20120723-0064381; INSTRUMENT NO. 20031023-0157114; INSTRUMENT NO. 20070906-0106750; INSTRUMENT NO. 20061113-0139884; BOOK 175, PAGE 137 AND BOOK 1291, PAGE 593; INSTRUMENT NO. 20090526-0048069, AMENDED AT INSTRUMENT NO. 20130222-0018099; INSTRUMENT NO. 20061113-0139906; INSTRUMENT NO. 20050202-0012491; INSTRUMENT NO. 20080117-0005376, CORRECTED AT INSTRUMENT NO. 20080118-0005860; BOOK 4718, PAGE 619, REGISTER'S OFFICE FOR SAID COUNTY; C) SUBJECT TO ANY PARTY WALL(S) SITUATED PARTLY ON THE INSURED PROPERTY AND PARTLY ON ADJOINING PROPERTIES; TERMS AND PROVISIONS OF UNRECORDED OPTION AGREEMENT BETWEEN CHARLES JONES AND BRENT COURSEY DATED DECEMBER 2003; MATTERS SHOWN ON SURVEY OF GERMANTOWN LANDS (NO. 05043) DATED OCTOBER 12, 2005, PREPARED BY L. KEVIN MOREHEAD, RLS NO. 2315, WITH INITIAL POINT LAND SURVEYING, INC; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1350 Rosa L Parks Blvd #233, 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 9th day of October, 2013.

Amy T. Sadler by John Gleaves,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

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 AMY T. SADLER and who acknowledged he/she/they executed the same as the free act and deed of the said AMY T. SADLER.

Witness my hand and official seal, this the 9th day of October, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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