Davidson County DEEDWARR
Recvd: 12/04/13 13:39 3 pgs
Fees:18.00 Taxes:997.15

20131204-0123599

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2013

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-PP-13-1350-433

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Sudduth	New Owner	
(NAME)	(NAME)	81-12-B-537.00 CO
1350 Rosa L Parks Blvd #433		
(ADDRESS)	(ADDRESS)	
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 **STELLA M. FLORES AND HUSBAND, ERIC TRENT MONTGOMERY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN SUDDUTH AND REBECCA SUDDUTH, 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 433, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 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 STELLA M. FLORES, UNMARRIED BY WARRANTY DEED FROM WERTHAN IV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 14TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080814-0083669, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID STELLA M. FLORES IS NOW MARRIED. ERIC TRENT MONTGOMERY JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH ON THE PLAN OF RECORD IN INSTRUMENT NO. 20070103-0001325; RESTRICTIVE COVENANTS OF RECORD IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 28 PHILLIPS-JACKSON STREET DEVELOPMENT PLAN, INSTRUMENT NO. 20020425-0051069, INSTRUMENT NO. 20130903-0092714 AND INSTRUMENT NO. 20130903-0092717; LICENSE AGREEMENT OF RECORD IN INSTRUMENT NO. 20090526-0048069 AMENDED IN INSTRUMENT NO. 20130202-0018099; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20031027-0157822; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NOS. 20031023-0157113, 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776, 20071220-0146056, 20080118-0006036, 20080211-0013846, 20090421-0036270, 20110609-0044280, 20110713-0053571 AND 20120723-0064381; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20031023-0157114, 20070906-0106750, 20061113-0139884, 20120831-0078863, 20120831-0079083, 20061113-0139906, BOOK 4718, PAGE 619, BOOK 175, PAGE 137, BOOK 1291, PAGE 593; EASEMENT FOR PARKING OF RECORD IN INSTRUMENT NO. 20050202-0012491 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 1350 Rosa L Parks Blvd #433 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 22nd day of November, 2013.

Stella M. Flores

Eric Trent Montgomery

STATE OF Tennessee
COUNTY OF Davidson

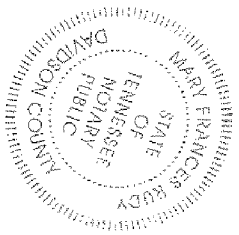
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stella M. Flores and Eric Trent Montgomery, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Robyn DuBray, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires