WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140002917 DEEDWARR
Recvd: 01/14/14 11:34 2 pgs
Fees:13.00 Taxes:638.25
20140114-0003661

G-BL-13-302

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Christopher Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Estes (NAME)	**F & M Bank** (NAME)	
704 Taylor Street #302 (ADDRESS)	**50 Franklin Street** (ADDRESS)	**P/O 81-12-B-433.00CO**
Nashville, TN 37208 (CITY) (STATE) (ZIP)	**Clarksville, TN 37040** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WERTHAN LOFTS BOILER BUILDING, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER ESTES, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BOILER UNIT 302, WERTHAN LOFTS IV & V CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, CORRECTED IN INSTRUMENT NO. 20090421-0036270, AMENDED IN INSTRUMENT NO. 20071220-0146056, CORRECTED IN INSTRUMENT NO. 20080118-0006036, AMENDED IN INSTRUMENT NOS. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 AND 20131230-0130918, 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 PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BOILER BUILDING, LLC, A TENNESSEE LIABILITY COMPANY TO WERTHAN LOFTS BOILER BUILDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 10TH DAY OF AUGUST, 2010 IN INSTRUMENT NO. 20100810-0063196; PART OF GENERAL WARRANTY DEED FROM WERTHAN IV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO BOILER BUILDING, LLC, A TENNESSEE LIMITED PARTNERSHIP AS RECORDED ON THE 6TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070706-0081017, RE-RECORDED AT INSTRUMENT NO. 20070807-0094071; BY ARTICLES OF CONVERSION AS RECORDED ON THE 2ND DAY OF JANUARY, 2013 IN INSTRUMENT NO. 20130102-0000355, WERTHAN LOFTS BOILER BUILDING, LLC IS NOW KNOWN AS WERTHAN LOFTS BOILER BUILDING, GP, A TENNESSEE GENERAL PARTNERSHIP, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
1. TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS. 2. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WERTHAN LOFTS, AS RECORDED IN INSTRUMENT NO. 20070103-0001325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 3. COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN RECORDED IN BOOK 9183, PAGE 130 AND BOOK 11625, PAGE 280 AND INSTRUMENT NOS. 20020425-0051069, 20130903-0092714 AND 20130903-0092717, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4. PARKING EASEMENT RECORDED AT INSTRUMENT NO. 20050202-0012491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 5. LICENSE AGREEMENT RECORDED AT INSTRUMENT NO. 20090526-0048069, AMENDED AT INSTRUMENT NO. 20130202-0018099, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 6. CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NO. 20031027-0157822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
7. CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED OF THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20031023-0157113, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 AND 20060901-0108138, REGISTER'S OFFICE FOR

DAVIDSON COUNTY, TENNESSEE. 8. CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED ESTABLISHING WERTHAN LOFTS IV & V CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20070117-0006776, CORRECTED AT INSTRUMENT NO. 20090421-0036270, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NO. 20071220-0146056, CORRECTED AT INSTRUMENT NO. 20080118-0006038, AMENDED AT INSTRUMENT NOS. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 AND 20131230-0130918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 9. EASEMENT FOR PUBLIC WATER RECORDED IN INSTRUMENT NO. 20070906-0106750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 10. EASEMENT FOR ALLEY RECORDED IN BOOK 4718, PAGE 619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 11. EASEMENT FOR STORM DRAINAGE RECORDED IN INSTRUMENT NO. 20061113-0139884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 12. STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20061113-0139906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 13. EASEMENTS RECORDED IN BOOK 175, PAGE 137 AND BOOK 1291, PAGE 593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 14. AGREEMENT FOR GRANT OF EASEMENT RECORDED AT INSTRUMENT NO. 20120424-0034833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 15. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE RECORDED AT INSTRUMENT NOS. 20120831-0078863 AND 20120831-0079083, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 16. EASEMENT FOR DRIVEWAY AND WALKWAY ACCESS RECORDED IN INSTRUMENT NO. 20031023-0157114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 17. MEMORANDUM OF LEASE RECORDED AT INSTRUMENT NO. 20111229-0101577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

This is **( ) unimproved (X) improved** property known as **704 Taylor Street #302 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; 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 10th day of January, 2014.

Werthan Lofts Boiler Building, GP

BY: _____ GP
Hunter Connelly, Deputy Managing Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of January, 2014, before me personally appeared Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Deputy Managing Partner of Werthan Lofts Boiler Building, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such Deputy Managing Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of January, 2014.

_____
Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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