QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140006656 DEEDQC
Recvd: 01/29/14 11:25 2 pgs
Fees:12.00 Taxes:0.00
20140129-0008061

G-WL-14-100

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brent Coursey	Brent Coursey	
2500 Westwood Avenue	2500 Westwood Avenue	081120B55400CO
Nashville, TN 37212	Nashville, TN 37212	081120B55900CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **WERTHAN LOFTS BOILER BUILDING, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **E. BRENTON COURSEY**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING **BOILER UNIT 100**, AND **BOILER UNIT 105**, 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, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. WERTHAN LOFTS BOILER BUILDING, LLC IS NOW KNOWN AS WERTHAN LOFTS BOILER BUILDING, GP, A TENNESSEE GENERAL PARTNERSHIP.

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.

This is
( ) unimproved
(X) improved

property known as 702 Taylor Street, Unit 105, Nashville, Tennessee 37208 and 706 Taylor Street, Unit 100, Nashville, Tennessee 37208

Witness my/our hand (s) this the 22nd day of January, 2014.

Werthan Lofts Boiler Building, GP

BY: _____
Aaron White, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of January, 2014, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of Werthan Lofts Boiler Building, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of January, 2014.

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____ Notary Public

My Commission Expires: 5/20/14

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