BILL GARRETT, Davidson County
Trans:T20140006778 DEEDWARR
Recvd: 01/29/14 14:47 2 pgs
Fees:13.00 Taxes:678.95
20140129-0008218

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53166
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa A. Sorensen Scott F. Schimmel 1350 Rosa L. Parks Blvd., Unit 326 Nashville, TN 37208	New Owner

TAX MAP-PARCEL NUMBERS: 081120B49700C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$183,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mark W. Miller and wife, Marianne P. Miller**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa A. Sorensen and Scott F. Schimmel, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 326 of Werthan Lofts IV Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed 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 No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381 and Instrument No. 20131230-0130918, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Mark W. Miller, an unmarried person and Marianne P. Miller, an unmarried person by Warranty Deed from Christopher Taylor Harris, unmarried, dated March 22, 2013 and recorded on April 1, 2013 of record in Instrument No. 20130401-0031323, Register's Office for Davidson County, Tenneessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, as shown on the Master Deed and By Laws 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 No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, said Register's Office to which plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit of record in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected by Scrivener's affidavit in Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, and Instrument No. 20131230-0130918, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Restrictions of record in Book 9183, Page 130 and Book 11625, Page 280, said Register's Office for Davidson County, Tennessee.

Easement for public utilities and drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20120831-0079083, said Register's Office; Easement for a 15 foot alley conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4718, Page 619, said Register's Office; Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, said Register's Office; License Agreement of record in Instrument No. 20090526-0048069, amended in Instrument No. 20130222-0018099, said Register's Office.

This is improved property, known as: 1350 Rosa L. Parks Boulevard, Unit 326, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January 2014.

Mark W. Miller

Marianne P. Miller

State of Tennessee
County of Davidson

On this 24th day of January 2014, before me the undersigned authority, personally appeared Mark W. Miller and Marianne P. Miller , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $183,500.00

Affiant

Sworn and subscribed before me this the 24th day of January, 2014

My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Notary Public

Wldoc: Deed Wty—12/92