BILL GARRETT, Davidson County
Trans:T20140008383 DEEDWARR
Recvd: 02/05/14 12:29 2 pgs
Fees:13.00 Taxes:962.00
20140205-0010234

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-13-1350

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00
Matthew Reed
Affiant
Subscribed and sworn to before me, this 31st DAY OF January, 2014.
Notary Public
MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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
Matthew Reed	Guaranteed Rate, Inc.	
1350 Rosa Parks Blvd, UNIT 413 (ADDRESS)	3940 N. Ravenswood (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Chicago, IL 60613 (CITY) (STATE) (ZIP)	081-12-0B-517.00

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 JAMES MATTHEW NOLEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW REED, UNMARRIED, 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 413, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, AMENDED IN INSTRUMENT NO. 20071220-0146056, INSTRUMENT NO. 20080118-0006036, INSTRUMENT NO. 20080211-0013846, INSTRUMENT NO. 20110609-0044280 AND INSTRUMENT NO. 20110713-0053571, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JAMES MATTHEW NOLEN BY DEED FROM WERTHAN IV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20080729-0077516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 17, 2008 AND RECORDED ON JULY 29, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20070103-0001325; INSTRUMENT NO. 20070103-0001325, INSTRUMENT NO. 20031023-0157113, INSTRUMENT NO. 20040521-0059936, INSTRUMENT NO. 20040712-0082926, INSTRUMENT NO. 20050202-0012489, INSTRUMENT NO. 20051230-0156950, INSTRUMENT NO. 20060901-0108138, INSTRUMENT NO. 20070117-0006776, INSTRUMENT NO. 20071220-0146056, INSTRUMENT NO. 20080118-0006036, INSTRUMENT NO. 20080211-0013846, INSTRUMENT NO. 20090421-0036270, INSTRUMENT NO. 20110609-0044280, INSTRUMENT NO. 20110713-0053571, INSTRUMENT NO. 20120723-0064381 AND AGREEMENT IN INSTRUMENT NO. 20130222-0018099; INSTRUMENT NO. 20080111-0003459, INSTRUMENT NO. 20051012-0123079, INSTRUMENT NO. 20060728-0091775 AND INSTRUMENT NO. 20031027-0157822; BOOK 9183, PAGE 130, BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069; INSTRUMENT NO. 20061113-0139906 AND INSTRUMENT NO. 20061113-0139884; INSTRUMENT NO. 20070906-0106750; INSTRUMENT NO. 20080117-0005376 AND INSTRUMENT NO. 20080118-0005860; BOOK 1291, PAGE 593; BOOK 175, PAGE 137; BOOK 4718, PAGE 619; INSTRUMENT NO. 20031023-0157114; INSTRUMENT NO. 20050202-0012491, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND C) 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., Unit 413, 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 31st day of January, 2014.

James Matthew Nolen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MATTHEW NOLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

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