Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AFTER REC
Lawyer's Esc
2021 Richard
Nashville, TN

BILL GARRETT, Davidson County
Trans:T20140015631 DEEDWARR
Recvd: 03/07/14 09:14 2 pgs
Fees:13.00 Taxes:780.70
20140307-0019245

The actual consideration or value, whichever is gr
this transfer is $211,000.00

Affiant

Subscribed and sworn to before me, this 5th day of March 2014.

Notary Public
My commission expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel Marie Phillips	SWBC Mortgage Corp.	08 11 20B45500CO
1350 Rosa Parks, Unit 217	PO Box 51301	
Nashville TN 37208	Los Angeles CA 90051-5601	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Daniel Patrick Burke and wife Elizabeth Hudson Burke hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Rachel Marie Phillips, an unmarried woman and Duane Alger Phillips, a married man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 217 of Werthan Lofts IV Condominiums as established under Master Deed of record in Instrument No. 20070117-0006776 and amended in Instrument Nos. 20071220-0146056; 20080118-0006036 and 20080211-0013846 Register's Office for Davidson County, Tennessee to which master deed reference is hereby made for a more particular description.

Being the same property conveyed to Daniel P. Burke and Robert D. Burke by deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20101129-0094388 Register's Office for Davidson County, Tennessee. Robert D. Burke and Daniel P. Burke having conveyed interest to Daniel Patrick Burke and Elizabeth Hudson Burke, husband and wife by deed of record in Instrument No. 20130605-0057250 Register's Office for Davidson County, Tennessee,

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in No. 20070117-0006776 and amended in Instrument Nos. 20071220-0146056; 20080118-0006036 and 20080211-0013846, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of

Werthan Lofts IV & V Condominiums 3) Charter of Werthan Lofts IV & V Condominium Association of record in Instrument No. 20080111-0003459 4) Restrictions of record in Book 9183 page 130 and Book 11625 Page 280 5) Easement for Parking of record in Instrument No. 20050202-0012491 6) Easement for 15 foot alley of record in Book 4718 Page 619 10)

This property is improved property known as 1350 Rosa Parks, Unit 217, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of March, 2014.

Daniel Patrick Burke

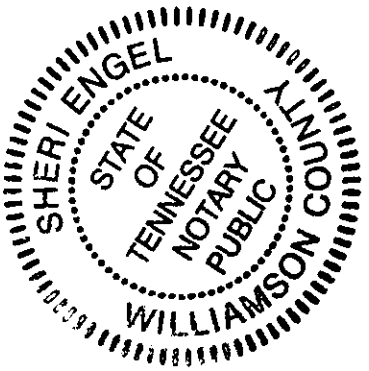
Elizabeth Hudson Burke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Patrick Burke and Elizabeth Hudson Burke, the bargainor(s), 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 at Brentwood, Tennessee, this 5th day of March, 2014.

Notary Public



My Commission expires: January 11, 2016

FILE NO: 08027