File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028454 DEEDWARR
Recvd: 04/25/14 13:49 2 pgs
Fees:13.00 Taxes:2183.00
20140425-0035083

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $590,000.00.

Affiant

Subscribed and sworn to me on April 24, 2014.

NOTARY PUBLIC

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27408SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Karen Brick Werthan 2241B Castleman Drive Nashville, TN 37215	UBS Bank USA 3000 Bayport Dr., STe. 100 Tampa, FL 33607	131-1-N-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John C. Barrett, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Karen Brick Werthan, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 55 on the plan of B. N. Stammer Subdivision of record in Book 1424, page 23, Register's Office for Davidson County, Tennessee, and being more specifically described as #2241B on Exhibit A to the First Amendment to Declaration of Covenants, Conditions, and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20090728-0070527, Register's Office for Davidson County, Tennessee, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John C. Barrett, married** by Deed from Castleman Drive Partners, a Tennessee General Partnership, dated 08/03/09 and of record in Instrument No. 20090804-0072796, in the Register's Office for Davidson County, Tennessee.
**John C. Barrett having since divorced.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record in Book 1424, page 23, Register's Office for Davidson County, Tennessee; and Exhibit "A" of record in Instrument No. 20070712-0083284.
3. Declaration of Covenants, Conditions, Restrictions of record in Instrument No. 20070712-0083284, said Regsiter's Office. Said Restrictions were reaffirmed in Instrument No. 20090728-0070526, said Register's Office.

4. First Amendment to Declaration of Covenants, Conditions, and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20090728-0070527, said Register's Office. Second Amendment to DCCR's of record in Instrument No. 20110830-0067052, said Register's Office.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2241B Castleman Drive, Nashville, TN 37215.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on April 24, 2014.

John C. Barrett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 24, 2014, before me personally appeared John C. Barrett to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 24, 2014.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

My Commission Expires: 11/3/15