BOX 10-A

W, LLC
ROAD, STE 300
7215

BILL GARRETT, Davidson County
Trans: T20140039224 DEEDWARR
Recvd: 06/04/14 12:44 2 pgs
Fees: 13.00 Taxes: 1498.50

20140604-0048422

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/3/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Michael Thompson	FTM Bank	
(NAME) 1410 Rosa L. Parks Blvd. #70	(NAME) 2021 Richard Jones Rd., Ste 200	81-12-B-22 CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CRJ 8TH AVENUE PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER MICHAEL THOMPSON, UNMARRIED AND CAITLIN VARLEY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 20 together with the Allocated Parking Spaces, Allocated Basement Storage Area, and the appurtenant interest in the common areas of The Lofts at Werthan Mills, a horizontal property regime as established by the Master Deed for The Lofts at Werthan Mills Condominiums, recorded as Instrument No. 20031023-0157113, as amended by the First Amendment of record in Instrument No, 2004052 1-0059936, as amended by the Second Amendment of record as Instrument No. 20040712-0082926, as amended by the Third Amendment of record as Instrument No. 20050202-00 12489, as amended by the Fourth Amendment of record as Instrument No. 2005 1230-156950, and as amended by the Fifth Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "U' to the Master Deed.

Being part of the same property conveyed to CRJ 8th Avenue Property, LLC, a Tennessee limited liability company by Deed from Metropolitan Development and Housing Agency dated March 15, 2001 of record in Instrument No. 20010315-0025023, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) restrictive covenants of record in Book 9183, page 130, Book 11625, page 280 and Instrument No. 20010315-0025023, said Register's Office; (c) Master Deed and Bylaws of record in Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, said Register's Office; (d) Charter of record in Instrument No. 20031027-0157822, said Register's Office; (e) Easement for driveway/walkway of record in Instrument No. 20031023-0157114, said Register's Office; (f) Easement for parking of record in Instrument No. 20050202-0012491, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1410 Rosa L. Parks Blvd. #70, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 2ND day of June, 2014.

CRJ 8th Avenue Property, LLC

By: Charles R. Jones

Charles R. Jones, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Charles R. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of CRJ 8th Avenue Property, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of June, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015