BILL GARRETT, Davidson County
Trans:T20140040793 DEEDWARR
Recvd: 06/10/14 13:29 2 pgs
Fees:13.00 Taxes:2035.00
20140610-0050392

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
ZM Development Partners, LLC	New Owner	082090J50500CC
4301 Hillsboro Pike, Ste. 100		082090J50600CC
Nashville, TN 37215		082090J50700CC
		082090J50100CC
		082090J50000CC
		082090J50200CC
		082090J50300CC
		082090J50400CC

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205. #14486 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Anthony L. Werthan (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto ZM Development Partners, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

That certain tract of land being designated for the construction of Units 424, 426, 428, 1505, 1507, 101, 201, and 301, said Units being depicted on Exhibit "D" in the Amendment to the Master Deed for the Morgan Park Place Condominiums West of record in Instrument No. 20100622-0048863; together with, as applicable, the percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Amendment as mentioned by the Declaration of Morgan Park Place West Condominiums as an Amendment to the Master Deed of Morgan Park Place West Condominium in Instrument 20140408-0029304; as being corrected in the Scrivener's Affidavit in Instrument 20140425-0035118 Register of Deeds of Davidson County, Tennessee.

Being the same property conveyed to Anthony L. Werthan by Special Warranty Deed from The Bank of Nashville, a division of Synovus Bank, recorded on the 23rd day of May, 2011 in Instrument No. 20110523-0039455, in the Register's Office of Davidson County, Tennessee.

These are improved real properties located on 424, 426, 428 Van Buren, 1505 & 1507 4th Avenue N, 101, 201 & 301 1501 4th Avenue N, Nashville, TN 37208;

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $550,000.00.
(
(
(Subscribed and sworn to before me
(this 2nd day of June, 2014.
(
(My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 2nd day of June, 2014.

Anthony L. Werthan

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anthony L. Werthan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the ~~same~~ the foregoing instrument for the purposes herein contained.

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

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____

Notary Public