WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

G-WL-14-700

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rolf Tide, LLC	**Rolf Tide, LLC**	
(NAME) **700 Taylor Street, Unit 104**	(NAME) **700 Taylor Street, Unit 104**	**81-12-B-558.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **WERTHAN LOFTS BOILER BUILDING, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROLF TIDE, LLC** 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 **Boiler Unit 104**, and **ADJOINING TERRACE** (See attached Exhibit "A"), as a limited common element reserved for the exclusive use of Unit 104, WERTHAN LOFTS IV CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 and 20131230-0130918, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being part of the same property conveyed by Quitclaim Deed from Boiler Building, LLC, a Tennessee liability company to Werthan Lofts Boiler Building, LLC, a Tennessee limited liability company as recorded on the 10th day of August, 2010 in Instrument No. 20100810-0063196 and part of General Warranty Deed from Werthan IV, LLC, a Tennessee limited liability company to Boiler Building, LLC, a Tennessee limited partnership as recorded on the 6th day of July, 2007 in Instrument No. 20070706-0081017, re-recorded at Instrument No. 20070807-0094071, in the Office of Davidson County, Tennessee. By Articles of Conversion recorded at Instrument No. 20130102-0000355, Werthan Lofts Boiler Building, LLC is now known as Werthan Lofts Boiler Building, GP, a General Partnership.

FURTHER BEING the same property conveyed to the INSURED by Warranty Deed to be recorded following closing of the proposed transaction.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- All matters shown on the plat recorded in Instrument No. 20070103-0001325.
- Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717.
- Parking Easement recorded at Instrument No. 20050202-0012491.
- License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130202-0018099.
- Charter of Homeowners Association recorded at Instrument No. 20031027-0157822.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deeds of record in Instrument No. 20031023-0157113 , as amended by instrument(s) of record in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 and 20060901-0108138.

BILL GARRETT, Davidson County
Trans:T20140043062 DEEDWARR
Recvd: 06/18/14 10:19 3 pgs
Fees:18.00 Taxes:1091.50
20140618-0053062

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20070117-0006776, corrected at Instrument No. 20090421-0036270 , as amended by instrument(s) of record in Instrument No. 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 and 20131230-0130918.
• Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114.
• Easement for Public Water recorded in Instrument No. 20070906-0106750.
• Easement for Alley recorded in Book 4718, Page 619.
• Easement for Storm Drainage recorded in Instrument No. 20061113-0139884.
• Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906.
• Easements recorded in Book 175, Page 137 and Book 1291, Page 593.
• Agreement for Grant of Easement recorded at Instrument No. 20120424-0034833.
• Easement for Public Utilities and Drainage recorded at Instrument Nos. 20120831-0078863 and 20120831-0079083

This is **improved** property known as: **700 Taylor Street, Unit 104, 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; 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 the 11th DAY OF JUNE, 2014.

Werthan Lofts Boiler Building, GP

Aaron White, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron White, signing for Werthan Lofts Boiler Building, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of Werthan Lofts Boiler Building, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of June, 2014.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Exhibit "A"

TAYLOR STREET