WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051268 DEEDWARR
Recvd: 07/17/14 09:28 2 pgs
Fees:13.00 Taxes:1073.00

20140717-0063151

G-VRES-14-1350-232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE [illegible] DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017

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)
Jared O'Leary and Chelsea Jenney	Same as new owner	
(NAME)	(NAME)	**81-12-B-470.00 CO**
1350 Rosa L. Parks Blvd #232		
(ADDRESS)	(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 **HEATHER L. SMITH, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JARED O'LEARY AND CHELSEA JENNEY, HUSBAND AND WIFE** 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 Unit 232, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036, 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.

Being the same property conveyed to Heather L. Smith by Warranty Deed from Werthan IV, LLC, a Tennessee Limited Liability Company, recorded on the 15th day of April, 2008 in Instrument No. 20080415-0038051, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument Nos. 20031027-0157822 and 20080111-0003459, Register's Office for Davidson County, Tennessee.
- 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, 20060901-0108138, 20070117-0006776, 20071220-0146056, 20080111-0003459, 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 and 20131230-0130918, Register's Office for Davidson County, Tennessee.
- Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
- Easements for Public Utilities and Drainage recorded at Instrument Nos. 20120831-0028863 and 20120831-0079083, Register's Office for Davidson County, Tennessee.
- Easement for Public Water recorded in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.
- License Agreements recorded at Instrument Nos. 20090526-0048069 and 20130222-0018099, Register's Office for Davidson County, Tennessee.
- Easement for Alley recorded in Book 4718, Page 619, Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage recorded in Instrument No. 20061113-0139884, Register's Office for Davidson County, Tennessee.
- Easements recorded in Book 175, Page 137 and Book 1291, Page 593, Register's Office for Davidson County, Tennessee.

• Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906, Register's Office for Davidson County, Tennessee.
• Easement for Parking recorded at Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.
• Easement for Light, Air and View recorded at Instrument No. 20080117-0005376, corrected at Instrument No. 20080118-0005860, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1350 Rosa L. Parks Blvd #232, 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 18th DAY OF JUNE, 2014.

Heather L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER L. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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