WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083076 DEEDWARR
Recvd: 11/04/14 09:53 2 pgs
Fees:13.00 Taxes:860.25
20141104-0101640

R-P-14-1350-211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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):
Martha Ashley O'Brien	**Same as New Owner**	
(NAME)	(NAME)	**081-12-0B-449.00**
204 Big Springs Road		
(ADDRESS)	(ADDRESS)	
Bell Buckle, TN 37020		
(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 **LOUISE SOLOMON, UNMARRIED AND MARTHA A. BURTON, WIDOW AND NANCY CARUSO, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARTHA ASHLEY O'BRIEN, UNMARRIED,** 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:

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 211, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by the Master Deed for Werthan Lofts IV & V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, corrected in Instrument No. 20090421-0036270, and further, amended in Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No.20130222-0018099, Instrument No. 20131230-0130918, and in Instrument No. 20140725-0066210, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Werthan Lofts Phase IV & V Condominiums, appearing as Exhibit to said Master Deed, for a more complete and detailed description of said Unit.

Being the same property conveyed to Louise Solomon, unmarried, and Nancy Caruso, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated April 30, 2008, from Werthan IV, LLC, A Tennessee Limited Liability Company, appearing of record in Instrument #20080515-0049724, Register's Office for Davidson County, Tennessee. The said Louise Solomon and Nancy Caruso conveyed to Martha A. Burton, an undivided fifty-percent (50%) interest as a tenancy in common, by Quitclaim Deed dated July 7, 2014, appearing of record in Instrument #20140714-0061492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV & V Condominiums of record in Instrument Number 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20140725-0066210 and Agreement in Instrument No. 20130222-0018099 and Instrument No. 20131230-0130918, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775, Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280, and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Instrument Number 20061113-0139906, and Instrument Number 20061113-0139884, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record at Instrument No. 20070906-0106750, in the Register's Office for Davidson County, Tennessee.
- Easement for Light, Air and View of record in Instrument Number 20080117-0005376, and Instrument Number 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
- Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.
- Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for driveway and Walking Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
- License Agreement of record in Instrument Number 20090526-0048069, in the Register's Office for DavidsonCounty, 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, #211, 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 31st DAY OF OCTOBER, 2014.

Louise Solomon by John Gleaves as Attorney in Fact
pursuant to Specific Power of Attorney recorded simultaneously herewith at Inst. No. 20141104-0101037

Martha A. Burton by John Gleaves as Attorney in Fact
pursuant to Specific Power of Attorney recorded simultaneously herewith at Inst. No. 20141104-0101038

Nancy Caruso by John Gleaves as Attorney in Fact
pursuant to Specific Power of Attorney recorded simultaneously herewith at Inst. No. 20141104-0101039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LOUISE SOLOMON, MARTHA A. BURTON, AND NANCY CARUSO, and who acknowledged he/she/they executed the same as the free act and deed of the said LOUISE SOLOMON, MARTHA A. BURTON, AND NANCY CARUSO.

Witness my hand and official seal, this the 31st of October, 2014.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Notary Public
My Commission Expires:
(SEAL)

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