Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November 2014.

Notary Public
My commission expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

BILL GARRETT, Davidson County
Trans:T20140089767 DEEDWARR
Recvd: 12/01/14 12:30 2 pgs
Fees:13.00 Taxes:1387.50

20141201-0109916

Address of New Owner:	Send Tax Bills to:	Tax Information
Shabruska Trust	1350 Rosa L Parks Drive #419 Nash, TN 37208	081120B523OOC CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jordan Robb, LLC, a Florida Limited Liability Company hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to James K. Moyer, as trustee of The Shabruska Trust dated August 26, 2012 hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 419 of the Werthan Lofts IV and V Condominiums, Phase 4, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 200080211-0013846, and as further corrected by Scrivener's Affidavit of record in Instrument No. 20090421-003627, and as further amended in Instrument No. 20110609-0044280 and Instrument No. 20110713-0053571 and Instrument No. 20120723-0064381, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-1" to the Amendment No. 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit.

The same property conveyed to John Virball and C. Jean Virball by deed from Anthony N. Harris of record in Instrument No. 20130927-0101993, Register's Office for Davidson County, Tennessee. Property further quitclaimed to Jordan Robb, LLC, a Florida Limited Liability Company from John Virball and wife C. Jean Virball dated July 3, 2014 of record in Instrument No. 20140731-0068423, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20070117-0006776 and amended in Instrument No. 20071220-0146056 and corrected by Scrivener's Affidavit in Instrument No. 20080118-0006036 and amended in Instrument No.

20080211-0013846 and corrected by Scrivener's Affidavit in Instrument No. 20090421-0036270 and amended in Instrument No. 20110609-0044280 and 20110713-0053571 and 20120723-0064381, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Werthan Lofts IV & V Condominiums 3) Charter of Werthan Lofts IV & V Condominium Homeowners Association of record in Instrument No. 20080111-0003459 4) License Agreement of record in Instrument No. 20090526-0048069 and amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1350 Rosa L. Parks Blvd., #419, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of November, 2014.

Jordan Robb, LLC, a Florida Limited Liability Company

BY: _____
John A. Virball, Member

STATE OF Florida
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, John A. Virball, with whom I am personally acquainted, and who acknowledged themselves to be the member of Jordan Robb, LLC, a Florida Limited Liability Company, and as such member being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Jordan Robb, LLC, a Florida Limited Liability Company

Witness my hand, at Key West, Florida this 5th day of November, 2014.

_____
Notary Public

LISA M. MCCARTHY
Notary Public - State of Florida
My Comm. Expires Jun 27, 2015
Commission # EE 106776
Bonded Through National Notary Assn.

My Commission expires: _____

File NO: 08485