WARRANTY DEED

JOE D. CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Anna E. Appleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2014.

Notary Public

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

Y-SP-14-1350-401

BILL GARRETT, Davidson County
Trans:T20140094430 DEEDWARR
Recvd: 12/17/14 12:26 2 pgs
Fees:13.00 Taxes:1091.50
20141217-0115407

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:	
Anna Elizabeth Appleton	**New Owner**	
(NAME)	(NAME)	**081-12-0B-505.00-CO**
1350 Rosa L Parks Blvd., #401		
(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 **JOHN W. DIGGS AND ELIZABETH C. DIGGS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANNA ELIZABETH APPLETON, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 401 of Werthan Lofts IV & V Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Werthan Lofts IV and V Condominiums of record in Instrument Number 20070117-0006776, amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 200080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571 and Instrument No. 20120723-0064381, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to John W. Diggs and wife, Elizabeth C. Diggs by Warranty deed from Amy R. Barnes, unmarried of record in Instrument No. 20120904-0079463 Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on September 04, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20070103-0001325;
- Master Deed of record in Instrument Nos. 20070103-0001325, 20031023-0157113, 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776, 20071220-0146056, 20080118-0006036, 20080211-0013846, 20090421-0036270, 20110609-0044280, 20110713-0053571, 20120723-0064381, and Agreement in Instrument Nos. 20130222-0018099, 20131230-0130918 and 20140725-0066210;
- HOA Charter of record in Instrument Nos. 20080111-0003459, 20051012-0123079, 20060728-0091775 and 20031027-0157822;
- Restrictions of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069;
- Storm Water Detention Agreement of record in Instrument Nos. 20061113-0139906 and 20061113-0139884;
- Water Line Easement of record in Instrument No. 20070906-0106750;
- Easement for Light, Air and View of record in Instrument Nos. 20080117-0005376 and 20080118-0005860;
- Sewer Line Easement of record in Book 1291, Page 593;
- Railroad Line Easement of record in Book 175, Page 137;
- Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619;
- Grant of Easement for driveway and Walking Access of record in Instrument No. 20031023-0157114;
- Grant of Easement for Parking (Phase III) of record in Instrument No. 20050202-0012491;

- Easement for Public Utilities & Drainage of record in Instrument No. 20120831-0079083;
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120831-0078810;
- License Agreement of record in Instrument No. 20090526-0048069, as amended in Instrument No. 20130222-0018099, Register's Office for DavidsonCounty, Tennessee; and
- 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., #401 , 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 15th DAY OF DECEMBER, 2014.

John W. Diggs by Stephanie E. Diggs, Attorney-In-Fact
John W. Diggs by Stephanie E. Diggs, Attorney-In-Fact

Elizabeth C. Diggs by Stephanie E. Diggs, Attorney-In-Fact
Elizabeth C. Diggs by Stephanie E. Diggs, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE E. DIGGS, 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 JOHN W. DIGGS AND ELIZABETH C. DIGGS, and who acknowledged she executed the same as the free act and deed of the said JOHN W. DIGGS AND ELIZABETH C. DIGGS.

Witness my hand and official seal, this the 15th of December, 2014.

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

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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