Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017769 DEEDWARR
Recvd: 03/11/15 14:30 2 pgs
Fees:13.00 Taxes:780.70
20150311-0020939

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $211,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MARCH, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 04-19-2018

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7339 WALKER JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael C. Walker	Farmington Mortgage Ste.	81-12-B-493.00 CO
1350 Rosa L. Parks Blvd #322	2002 Richard Jones Rd. 300A	
Nashville, TN 37208	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON LINDER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MICHAEL C. WALKER, AN UMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 1350 Rosa L. Parks Blvd #322, Nashville, TN 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/or 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/or 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 hand on the 6th day of March, 2015.

Jason Linder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 6th day of March, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 322, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210 and 20150205-0011062, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for particular description of said unit.

Being the same property conveyed by Warranty Deed from Daniel B. Grow, unmarried to Jason Linder, unmarried, as recorded on the 7th day of October, 2013 in Instrument No. 20131007-0104900 and Warranty Deed from Werthan IV, LLC to Daniel B. Grow, unmarried, as recorded on the 26th day of June, 2008 in Instrument No. 20080626-0066032, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130 and Book 11625, Page 280 and Instrument No. 20020425-0051069, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099.

f. Easement for Public Utilities and Drainage recorded at Instrument No. 20120831-0078863.

g. Charter of Homeowners Association recorded at Instrument Nos. 20031027-0157822 and Instrument No. 20080111-0003459.

h. 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, 20131230-0130918, 20140725-0066210 and 20150205-0011062; also subject to easements, rights and interests 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.

i. Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114.

j. Restrictions set out in Deed recorded at Instrument No. 20080626-0066032.

k. Easement for Public Water recorded in Instrument No. 20070906-0106750.

l. Easement for Alley recorded in Book 4718, Page 619.

m. Easement for Storm Drainage recorded in Instrument No. 20061113-0139884.

n. Easements recorded in Book 175, Page 137 and Book 1291, Page 593.

o. Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906.

p. Easement for Parking recorded at Instrument No. 20050202-0012491.

q. Easement for Light, Air and View recorded at 20080117-0005376, corrected at Instrument No. 20080118-0005860.

r. Subject to any Party wall(s) situated partly on the insured property and partly on adjoining properties.

s. Terms and provisions of unrecorded option agreement between Charles Jones and Brent Coursey dated December 2003.

t. Matters shown on Survey of Germantown Lands (No. 05043) dated October 12, 2005, prepared by L. Kevin Morehead, RLS No. 2315, with Initial Point Land Surveying, Inc.