WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018633 DEEDWARR
Recvd: 03/16/15 08:46 2 pgs
Fees:13.00 Taxes:1350.50
20150316-0022026

G-RR-15-1400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) Emily Kornbau, State of Tennessee Notary Public, Summer County, My Commission Expires June 2018

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)
Sarah Brownell	New Owner	
(NAME)	(NAME)	**81-12-B-317.00 CO**
1400 Rosa L. Parks Blvd #317		
(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 **LACY PASCHAL, MARRIED AND JAMES R. GOINS AND CAROLYN GOINS HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARAH BROWNELL, A SINGLE PERSON,** 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 No. 317, together with the allocated parking space and the appurtenant interest in the common elements of the Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts at Werthan Mills Condominiums of record in Instrument #20031023-0157113, as amended in Instrument #20040521-0059936, Instrument #20040712-0082926, Instrument #20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office of Davidson County, Tennessee; Said unit being depicted on the site plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from Stephen N. Tite to Lacy Tite, Carolyn Goins and James R. Goins as recorded on the 24th day of November, 2014 in Instrument No. 20141124-0108087 and Warranty Deed from Beverly E. Cole, unmarried to Lacy Tite, married and James R. Goins and wife, Carolyn Goins as recorded on the 28th day of January, 2013 in Instrument No. 20130128-0008822, in the Register's Office of Davidson County, Tennessee.

Lacy Tite is now married and is now known as Lacy Paschal. Lacy Tite and Lacy Paschal are one and the same person. Justin Paschal, spouse of Lacy Paschal joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Covenants, Conditions and Restrictions as Restrictive Covenants recorded in Book 9183, Page 130 and Book 11625, Page 280.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LOFTS AT WERTHAN MILLS Condominium 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 and 20060901-0108138; 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.
- Charter of The Lofts at Werthan Mills Condominium Association, Inc. recorded at Instrument No. 20031027-0157822.
- Easements recorded in Book 175, Page 137, Book 1291, Page 593 and Book 4718, Page 619 and Instrument Nos. 20031023-0157114 and 20050202-0012491.
- Parking Release recorded at Instrument No. 20090526-0048091.
- License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Rosa L. Parks Blvd #317, 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 9th DAY OF MARCH, 2015.

Lacy Paschal

James R. Goins

Carolyn Goins

Justin Paschal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LACY PASCHAL, JAMES R. GOINS, CAROLYN GOINS AND JUSTIN PASCHAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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