WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019700 DEEDWARR
Recvd: 03/18/15 11:20 2 pgs
Fees:13.00 Taxes:1328.30
20150318-0023257

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS WILL
Elaine B. Berdaus	Elaine B. Berdaus	081120B01600CO
(NAME)	(NAME)	
P.O. Box 8399	P.O. Box 8399	
(ADDRESS)	(ADDRESS)	
Atlanta, GA 31106	Atlanta, GA 31106	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CRJ 8th Avenue Property, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elaine B. Berdaus and Vicki F. Celani, as tenants in common, each with one-half (1/2) undivided interest,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 16, together with the Allocated Parking Spaces, Allocated Basement Storage Area, and the appurtenant interest in the common areas of The Lofts at Werthan Mills, a horizontal property regime as established by the Master Deed of The Lofts at Werthan Mills Condominiums, recorded in Instrument No. 20031023-0157113, as amended by the First Amendment of record in Instr. No. 20040521-0059936, as amended by the Second Amendment of record in Instrument No. 20040712-0082926, as amended by the Third Amendment of record as Instrument No. 20050202-0012489, as amended by the Fourth Amendment of record in Instrument No. 20051230-156950, and as amended by the Fifth Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "D" to the Master Deed.

Being part of the the same property conveyed to CRJ 8th Avenue Property, LLC, a Tennessee limited by deed from Metropolitan Development and Housing Agency dated March 15, 2001, of record in Instrument No. 20010315-0025023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantees; The Lofts at Werthan Mills, Mater Deed, By-Laws and all amendments thereof. Charter of The Lofts at Werthan Mills Condominiums as set out in Instr. No. 20031027-0157822, said Register's Office. Subject to Driveway and Walkway Access Easement of record in Instr. No. 20031023-0157114, and Parking Easement in Instr. No. 20050202-0012491, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1410 Rosa L Parks Boulevard, Suite 10, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 16th day of March, 2015.

CRJ 8TH AVENUE PROPERTY, LLC

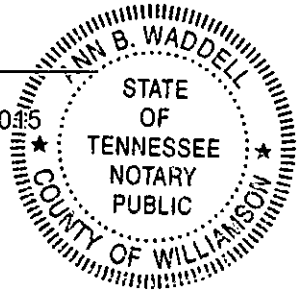
Charles Jones
Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Charles Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of CRJ 8th Avenue Property, LLC and that he as such Sole Member, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 16th day of March, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015



File No.: 2015-022