RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/15 13:40 4 pgs
Fees:23.00 Taxes:838.05
20150320-0024231

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $226,500.00.

Gena Deere
Affiant

Subscribed and sworn to me on March 13, 2015.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires April 4, 2017

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28334SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher Neel 1350 Rosa Parks Blvd, 327 Nashville, TN 37208	NEW OWNER	081-12-B-498 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gena Deere, unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Christopher Neel, an unmarried man**, hereinafter called **"GRANTEES,"** 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 327, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument No. of record in 20070117-0006776, amended in Instrument No. 20071220-0146056, and as further amended by Amendment No. 2 to Master Deed recorded at Instrument No. 20080211-0013846, and as further amended by Amendment No. 3 recorded at Instrument No. 20110609-0044280, and as further amended by Amendment No. 4 to Master Deed recorded at Instrument No. 20110713-0053571, and as further amended in Amendment No. 5 recorded at Instrument No. 20120723-0064381, and as further amended in Amendment No. 6 to Master Deed recorded at Instrument No. 20131230-0130918; and as further amended in Amendment No. 7 to Master Deed recorded at Instrument No. 20140725-0066210; and as further amended in Amendment No. 8 to Master Deed recorded at Instrument No. 20150225-0016078, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gena Deere, unmarried by Warranty Deed dated, March 21, 2008 from Werthan IV, LLC recorded on March 31, 2008 in Instrument No. 20080331-0031565, in the Davidson County Register's Office, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF WERTHAN LOFTS, as recorded in Instrument No.

20070103-0001325 and Site Plan attached as Exhibit "B-2" of Amendment No. 6 to Master Deed recorded at Instrument No. 20131230-0130918.

3. Covenants, Conditions and Restrictions as set forth in Phillips-Jackson Street Redevelopment Plat Restrictive Covenants recorded in Book 9183, page 130, as amended in Book 11625, page 280 and Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WERTHAN LOFTS IV & V CONDOMINIUMS of record in Instrument No. 20070117-0006776, as corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, as amended by Amendment No. 1 to Master Deed recorded in Instrument No. 20071220-0146056, as corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, and as further amended by Amendment No. 2 to Master Deed recorded at Instrument No. 20080211-0013846, and as further amended by Amendment No. 3 recorded at Instrument No. 20110609-0044280, and as further amended by Amendment No. 4 to Master Deed recorded at Instrument No. 20110713-0053571, and as further amended in Amendment No. 5 recorded at Instrument No. 20120723-0064381, and as further amended in Amendment No. 6 to Master Deed recorded at Instrument No. 20131230-0130918; and as further amended in Amendment No. 7 to Master Deed recorded at Instrument No. 20140725-0066210; and as further amended in Amendment No. 8 to Master Deed recorded at Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee. 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.
5. Driveway and Walkway Access Easement of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20061113-0139884, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20061113-0139906, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Public Water of record in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Light, Air and View of record in Instrument No. 20080117-0005376, as corrected in Instrument No. 20080118-0005860, Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Public Utilities, of record in Instrument No. 20120831-0079083, Register's Office for Davidson County, Tennessee.
11. Easement of record in Book 4718, page 619, Book 175, page 137, and Book 1291, page 593, Register's Office for Davidson County, Tennessee.
12. License Agreement of record in Instrument No. 20090526-0048069 and amended by Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.
13. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1350 Rosa L. Parks Blvd., Unit 327, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 13th day of March, 2015.

Gena Deere

Gena Deere

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 13, 2015, before me personally appeared Gena Deere, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 13, 2015.

APRIL N. BRADLEY
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
SMITH COUNTY

April N. Bradley
NOTARY PUBLIC

My Commission Expires: 9.12.17

True Copy Certification

I, Cassie Lovvorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

