THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033314** BILL GARRETT, Davidson County Trans:T20150024001 DEEDWARR Recvd: 04/01/15 14:05 3 pgs Fees:18.00 Taxes:1258.00 20150401-0028317	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Mark Turner 1352 Rosa Parks Blvd #409 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 81-12-B-547.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Lynn Leblanc and Donald L. Hulsey Jr., Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Turner, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. TH-10 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 & V Condominiums of record in Instrument Number 20070117-0006776, amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078 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 Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed by Quitclaim Deed from Ralph J. Leblanc and wife, Elaine Leblanc to Jennifer Lynn Leblanc, unmarried, as recorded on the 17th day of December, 2012 in Instrument No. 20121217-0116163; Warranty Deed from Werthan IV, LLC to Ralph J. Leblanc and wife, Elaine Leblanc, as recorded on the 8th day of April, 2008 in Instrument No. 20080408-0035541, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9183, Page 130 and Book 11625, Page 28 (Phillips-Jackson Street Redevelopment Plan) and Instrument No. 20020425-0051069.

Easement for Public Utilities and Drainage recorded at Instrument No. 20120831-0078863 and 20120831-0079083.

Charter of Homeowners Association recorded at Instrument Nos. 20031027-0157822 and 20080111-0003459.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deeds WERTHAN LOFTS 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, 20080118-0006036, 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210 and 20150225-0016078; 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.

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

Easement for Alley recorded in Book 4718, Page 619.

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

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

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

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

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

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

Party wall(s) situated partly on the insured property and partly on adjoining properties.

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

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.

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

This is improved property located at 1352 Rosa Parks Blvd #409 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2015.

Jennifer Lynn Leblanc

Donald L. Hulsey, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Lynn Leblanc and Donald L. Hulsey, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018