WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041193 DEEDWARR
Recvd: 05/28/15 09:35 2 pgs
Fees:13.00 Taxes:717.80
20150528-0048973

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-15-1350-224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
Jennifer F. Duncan	**CMG Mortgage, Inc. dba CMG Financial**	
(NAME) **6501 Red Hook Plaza, Suite 201**	(NAME) **3160 Crow Canyon Road Suite 400**	**081-12-0-B-462.00CO**
(ADDRESS) **St. Thomas, VI 00802**	(ADDRESS) **San Ramon, CA 94583**	
(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 **SHANNON THORNE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER F. DUNCAN,** 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 224, Werthan Lofts IV and V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at 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, Tennesse, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Shannon Thorne by Warranty Deed from Werthan IV, LLC, of record in Instrument No. 20080514-0049475, Register's Office for Davidson County, Tennessee, dated May 12, 2008 and recorded on May 14, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001325, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9183, Page 130 and Book 11625 Page 280 and Instrument No. 20020425-0051069, Register's Office for Davidson County, Tennessee.
- Terms and provisions of the Articles of Organization of Werthan IV, LLC, recorded in Instrument No. 20051012-0123079, amended and restated at Instrument No. 20060728-0091775, Register's Office of Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument No. 20031027-0157822 and Instrument No. 20080111-0003459, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV & V Condominiums of record in Instrument Number 20031023-0157113, as amended by Instrument(s) of record in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20150225-0016078, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and Instrument No. 20150225-0016078 and Scrivener's Affidavit recorded at Instrument No. 20150204-011062 and Instrument No. 20150417-0034105, Register's Office for Davidson County, Tennessee.
- Easement for Driveway and Walkway Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Water of record in Instrument Number 20070906-0106750, in the Register's Office for Davidson County, Tennessee.

- Easement for Alley of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20061113-0139884, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 175, Page 137 and Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20061113-0139906, in the Register's Office for Davidson County, Tennessee.
- Easement for Parking of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
- 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 of record in Instrument Number 20080117-0005376, corrected at Instrument No.20080118-0005860, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Driveway and Walkway Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Light, Air, and View of record in Instrument Number 20080117-0005376, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Light, Air, and View of record in Instrument Number 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0079083, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1350 Rosa L. Parks Blvd., #224 , 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 22nd DAY OF MAY, 2015.

Shannon Thorne by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHANNON THORNE, and who acknowledged he/she/they executed the same as the free act and deed of the said SHANNON THORNE.

Witness my hand and official seal, this the 22nd of May, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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