BILL GARRETT, Davidson County
Trans:T20150043520 DEEDQC
Recvd: 06/03/15 13:08 2 pgs
Fees:12.00 Taxes:0.00
20150603-0051820

This instrument prepared by: Debra Kappel
126 Springline Dr.
Vero Beach, FL 32963

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 1st day of June, 2015 by and between Sarah Marie Kappel, an unmarried woman, of 3565 Windmill Drive, Unit A1, Fort Collins, CO 80526 (hereinafter called Grantor), and James Sterrett Kappel, a married man, of 126 Springline Drive, Vero Beach, FL 32963, Debra H. Kappel, a married woman, of 126 Springline Drive, Vero Beach, FL, 32963, and Sarah Marie Kappel, an unmarried woman, of 3565 Windmill Drive, Unit A1, Fort Collins, CO 80526 as joint tenants with full rights of survivorship (hereinafter called Grantees).

WITNESSETH: That for the consideration hereinafter expressed, the Grantor does hereby bargain, sell, quitclaim, remise, release, and convey to Grantees, the following described tract of land, to wit:

Land in Davidson County, Tennessee, being Unit 247, WERTHAN LOFTS IV AND V CONDOMINIUMS, PHASE V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Werthan V Lofts, LLC, a Tennessee limited liability company by Special Warranty Deed from 2120 Restoration, GP, a Tennessee general partnership, successor by conversion to 2120 Restoration, LLC, recorded on the 17th day of January, 2014, in Instrument No. 20140117-0004997, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Sarah Marie Kappel by deed from Werthan V Lofts, LLC on the 10th day of April, 2015, recorded on the 14th day of April, 2015, in Instrument No. 20150414-0032738, in the Register's Office of Davidson County, Tennessee.

This improved property is known as: 1350 ROSA L PARKS BLVD, UNIT 247
NASHVILLE, TN 37208

This conveyance is subject to:

- 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 for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130 and Book 11625, Page 280 and Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717.
- License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099.
- Easement for Public Utilities and Drainage recorded at Instrument No. 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 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, and 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected in Instrument No. 20150205-0011062; 20110713-0053571, 20120723-0064381, 201301230-0130918; 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 Driveway and Walkway Access recorded in Instrument No. 20031023-0157114.
- Easement for Light, Air, and View recorded in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860.
- Easement for Public Water recorded in Instrument No. 20070906-0106750.

- Easement for Alley recorded in Book 4718, Page 619.
- Easement for Storm Drainage recorded in Instrument No. 20061113-0139884.
- Easements recorded in Book 175, Page 137 and Book 1291, Page 593
- Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906.
- Easement for Stormwater Facilities and Systems recorded at Instrument No. 20120831-0078810.
- Easement for Parking recorded at Instrument No. 20050202-0012491.
- Any and all existing easements and restrictions as shown of record not stated herein.

THE CONSIDERATION for this conveyance is TEN and 00/100****Dollars ($10.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

GRANTOR:

Sarah Marie Kappel

Sarah Marie Kappel

STATE OF COLORADO, COUNTY OF Larimer:

On this 01 day of June, 2015, personally appeared Sarah Marie Kappel, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

AFFIX SEAL HERE:

Meena Oad, Notary Public

My Commission Expires: April 16, 2018

MEENA OAD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144016241
MY COMMISSION EXPIRES APRIL 16, 2018

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Sarah Marie Kappel

Affiant

STATE OF COLORADO, COUNTY OF Larimer:

AFFIX SEAL HERE:

Subscribed and sworn before me this 01 day of June, 2015

Meena Oad, Notary Public

My Commission Expires: April 16, 2018

MEENA OAD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144016241
MY COMMISSION EXPIRES APRIL 16, 2018

Map/Parcel Number: 081120T24700CO

Send Tax Bills to: James S. Kappel
126 Springline Dr.
Vero Beach, FL 32963