DO NOT PUBLISH

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150045384 DEEDWARR
Recvd: 06/09/15 13:53 2 pgs
Fees: 13.00 Taxes: 4162.50
20150609-0054211

R-ZR-15-1400-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Parag Desai	Shelter Lending Services LLC	
(NAME)	(NAME)	**81-12-B-407.00 CO**
1400 Rosa L Parks Blvd, #407	4000 Chemical Road #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Plymouth Meeting, PA 19462	
(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 **W. TODD STUTTS AND SAMUEL D. NUGENT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PARAG DESAI, UNMARRIED,** 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 No. 407 together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts At Werthan Mills Condominiums of record in Instrument #20031023-0157113, as amended in Instrument #20040521-0059936, Instrument #20040712-0082926, Instrument #20050202-0012489, Instrument #20051230-0156950 and Instrument #20060901-0108138, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from W. Todd Stutts and Samuel D. Nugent to W. Todd Stutts and Samuel D. Nugent, as joint tenants with rights of survivorship as recorded on the 31st day of December, 2013 in Instrument No. 20131231-0131021 and Warranty Deed from The Lofts at Werthan Mills, LLC, a Tennessee Limited Liability Company to W. Todd Stutts, unmarried and Samuel D. Nugent, unmarried as recorded on the 31st day of August, 2004 in Instrument No. 20040831-0105286, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and Book 11625, Page 280, said Register's Office.
- Master Deed establishing LOFTS AT WERTHAN MILLS Condominium 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 and 20060901-0108138, said Register's Office.
- Charter of The Lofts at Werthan Mills Condominium Association, Inc. recorded at Instrument No. 20031027-0157822, said Register's Office.
- Easement recorded in Book 175, Page 137, Book 1291, Page 593 and Book 4718, Page 619 and Instrument No. 20031023-0157114, said Register's Office.
- License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Rosa L Parks Blvd, #407, 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 1st DAY OF JUNE, 2015.

W. Todd Stutts

Samuel D. Nugent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. TODD STUTTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL D. NUGENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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