WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

G-VRES-15-1400-3190

BILL GARRETT, Davidson County
Trans: T20150049828 DEEDWARR
Recvd: 06/22/15 15:57 2 pgs
Fees: 13.00 Taxes: 961.63
20150622-0059703

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)
Geoffrey Crandall	New Owner	
(NAME) **1400 Rosa L Parks # 319**	(NAME)	**081-12-0B-319.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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 **ERIK DAY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GEOFFREY CRANDALL AND WEI CHEN HSIAO, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 319 of The Lofts at Werthan Mills, 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 The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument 20040521-0059936, Instrument 20040712-0082926, Instrument 20050202-0012489, Instrument 20051230-156950, 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 thererof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Erik Day by Warranty deed from Lofts at Werthan Mills III, LLC of record in Instrument No. 20060425-0047033 Register's Office for Davidson County, Tennessee, dated April 20, 2006 and recorded on April 25, 2006.

This conveyance is subject to:
- Taxes for the year 2015.
- All matters shown on the Plan attached as Exhibit D to the Fourth Amendment to Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument 20051230-0156950, Register' s Office for Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20031023-0157113, amended in Instrument 20040521-0059936, Instrument 20040712-0082926, Instrument 20050202-0012489, Instrument 20051230-156950, Instrument 20060901-0108138 and Instrument No. 20051230-0156950, Register's Office for Davidson County, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan in Book 9183, page 130, Book 11625, page 280 and Instrument 20020425-0051069, Register's Office for Davidson County, Tennessee.
- Easement for Driveway and Walkway Access in Instrument 20031023-0157114, Register's Office for Davidson County, Tennessee.
- Sewer Line Easement in Book 1291, page 593, Register's Office for Davidson County, Tennessee.
- Railroad Line Easement in Book 175, page 137, Register's Office for Davidson County, Tennessee.
- Easement for 15 foot Alley and Utilities Easement in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20031027-0157822, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20050202-0012491, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20060425-0047033 in the Register's Office for Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Rosa L Parks # 319, 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 18th DAY OF JUNE, 2015.

Erik Day 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 ERIK DAY, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIK DAY.

Witness my hand and official seal this the 18th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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