WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053899 DEEDWARR
Recvd: 07/06/15 09:29 5 pgs
Fees:28.00 Taxes:1154.40
20150706-0064678

O-FSBO-15-1352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/08/16 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Kate Voegele and Brett Hughes	SWBC MORTGAGE CORPORATION 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	
(NAME)		
1352 Rosa L. Parks Blvd., Unit #411		**081-12-0B-549.00-CO**
(ADDRESS)		
Nashville, TN 37208		
(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 **KATHERINE M. FAILOR, A SINGLE PERSON AND WILLIAM R. FAILOR, A MARRIED PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATE VOEGELE AND BRETT HUGHES, WIFE AND HUSBAND,** 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. TH-12 of Werthan Lofts IV 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 Condominiums of record in Instrument Number 20070117-0006776, amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036 and Instrument No. 20080211-0013846 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 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 Katherine M. Failor, a single person and William R. Failor, a married person by Warranty deed from Werthan IV, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080602-0056094 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 02, 2008.

This conveyance is subject to:

• Taxes for the year 2015 and thereafter, not yet due and payable.
• Subject to all matters shown on the Plan of record in Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV & V Condominiums of record in Instrument Number 20070103-0001325, Instrument No. 20031023-0157113, 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. 20051021-0127560; Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument No. 20130222-0018099, Instrument No. 20131230-0130918 and Instrument No. 20140725-0066210, Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument No. 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.
• Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 21, page 105; Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument No. 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee.
• Water Line Easement of record in Instrument No. 20070906-0106750, in the Register's Office for Davidson County, Tennessee.
• Easement for Light, Air and View of record in Instrument No. 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
• Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
• Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.
• Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee
• Grant of Easement for driveway and Walking Access of record in Instrument No. 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement for Parking (Phase III) of record in Instrument No. 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
• Easement for Public Utilities & Drainage record in Instrument No. 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 DavidsonCounty, 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 HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF WILLIAM R. FAILOR.

This is **improved** property known as: **1352 Rosa L. Parks Blvd., Unit #411 , 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 30th DAY OF JUNE, 2015.

Katherine M. Failor

William R. Failor

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE M. FAILOR, 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 30th of June, ~~2015.~~

See attached CA Ack RKF 7.1.15

Notary Public
My Commission Expires: Nov 4, 2017
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. FAILOR, 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 30th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

On July 1, 2015 before me, *Renu K. Ahluwalia, Notary Public*

personally appeared Katherine Failor

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies) and by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Renu K Ahluwalia

RENU K. AHLUWALIA
Commission # 2044689
Notary Public - California
Los Angeles County
My Comm. Expires Nov 4, 2017

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: _____

☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

© 1996 National Notary Association • 8236 Remmel Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184 Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

Witness my/our hand(s) this the 30th DAY OF JUNE, 2015.

Katherine M. Failor

William R. Failor

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE M. FAILOR, 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 30th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. FAILOR, 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 30th of June, 2015.

CARMEN P. MCFADDEN NOTARY PUBLIC SOUTH CAROLINA

Notary Public
My Commission Expires: 9/8/2019
(SEAL)

CARMEN P. MCFADDEN
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 9/8/2019

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