WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082975 DEEDWARR
Recvd: 09/30/15 08:36 2 pgs
Fees:13.00 Taxes:1202.50
20150930-0099043

G-RP-15-1400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08/20/2019

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)
Heather Edwards and Jason Lehning	new owner	
(NAME)	(NAME)	**81-12-B-114.00 CO**
1400 Rosa L. Parks Blvd. #114		
(ADDRESS)	(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 **JACK L. BAILEY, JR., TRUSTEE OF THE JACK L. BAILEY AND ELOISE M. BAILEY REVOCABLE LIVING TRUST DATED JULY 1, 2003,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HEATHER EDWARDS AND JASON LEHNING, 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:

Land in Davidson County, Tennessee, being Unit No. 114 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 Jack L. Bailey and Eloise M. Bailey to Jack L. Bailey and Eloise M. Bailey, Co-Trustees of the Jack L. Bailey and Eloise M. Bailey Revocable Living Trust dated July 1, 2003, as recorded on the 1st day of June, 2004 in Instrument No. 20040601-0063607 and Warranty Deed from The Lofts at Werthan Mills, LLC, a Tennessee Limited Liability Company to Jack L. Bailey and wife, Eloise M. Bailey, as recorded on the 1st day of June, 2004 in Instrument No. 20040601-0063605, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and Book 11625, Page 280,
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the 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; 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.
- Charter of The Lofts at Werthan Mills Condominium Association, Inc. recorded at Instrument No. 20031027-0157822.
- Easements recorded in Book 175, Page 137, Book 1291, Page 593 and Book 4718, Page 619 and Instrument No. 20031023-0157114.
- License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099.
- 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. #114, 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 29th DAY OF SEPTEMBER, 2015.

The Jack L. Bailey and Eloise M. Bailey Revocable Living Trust dated July 1, 2003

BY: _____
Jack L. Bailey, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK L. BAILEY, JR., TRUSTEE of THE JACK L. BAILEY AND ELOISE M. BAILEY REVOCABLE LIVING TRUST DATED JULY 1, 2003, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of September, 2015.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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