WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103502 DEEDWARR
Recvd: 12/08/15 09:38 2 pgs
Fees:13.00 Taxes:1369.00

20151208-0123330

R-P-15-1352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/16/16

(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)
M C Barrell, LLC	Same	
(NAME)	(NAME)	**81-12-B-544.00 CO**
150 Clearview Circle	Same	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Same	
(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 **SAMUEL D. NUGENT AND W. TODD STUTTS, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **M C BARRELL, LLC, A TENNESSEE LIMITIED LIABILITY COMPANY,** 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 TH-7, Werthan Lofts IV Condominiums, as established under Master Deed of record as Instrument No. 20070117-0006776, amended as Instrument Nos. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20110609-0044280, corrected at Instrument No. 20150205-0011062, amended at Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0006210 and 20150225-0016078, 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 the same property conveyed to Samuel D. Nugent and W. Todd Stutts, joint tenants with right to survivorship by Warranty Deed from Charles Steven Houston, M.D. and wife, Anne C. Houston, recorded on the 2nd day of December, 2014 in Instrument No. 20141202-0110235, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325, said Register's Office.
- Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130 and Book 11625, Page 280 and Instrument No. 20020425-0051069, said Register's Office.
- Grant of Easement recorded at Instrument No. 20120424-0034833, said Register's Office.
- License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099, said Register's Office.
- Charter of Homeowners Association recorded at Instrument Nos. 20031027-0157822 and 20080111-0003459, said Register's Office.
- Easement for Public Utilities and Drainage recorded at Instrument Nos. 20120831-0078863 and 20120831-0079083, said Register's Office.
- 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, 20071220-0146056, 20080118-0006036, 20080211-0013846, 20110609-0044280, corrected at Instrument Nos. 20150205-0011062, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210 and 20150225-0016078, said Register's Office.
- Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114, said Register's Office.
- Easement for Public Water recorded in Instrument No. 20070906-0106750, said Register's Office.
- Easement for Alley recorded in Book 4718, Page 619, said Register's Office.
- Easement for Storm Drainage recorded in Instrument No. 20061113-0139884, said Register's Office.
- Easements recorded in Book 175, Page 137 and Book 1291, Page 593, said Register's Office.
- Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906, said Register's Office.
- Easement for Parking recorded at Instrument No. 20050202-0012491, said Register's Office.

- Matters shown on Survey of Germantown Lands (No. 05043) dated October 12, 2005, prepared by L. Kevin Morehead, RLS No. 2315, with Initial Point Land Surveying, Inc.
- Easement for Light, Air and View of record in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1352 Rosa L. Parks Blvd., Apt 406, 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 4th DAY OF DECEMBER, 2015.

Samuel D. Nugent by John Gleaves as Attorney in Fact

W. Todd Stutts by John Gleaves as 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 SAMUEL D. NUGENT AND W. TODD STUTTS, and who acknowledged he/she/they executed the same as the free act and deed of the said SAMUEL D. NUGENT AND W. TODD STUTTS.

Witness my hand and official seal, this the 4th of December, 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