WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 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

P-VRES-15-1400-309-T

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)
Blake Chaffin	**SWBC Mortgage**	
(NAME)	(NAME)	
1400 Rosa L. Parks Boulevard #309	**P.O. Box 795027**	**081-12-0B-309.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78279**	
(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 AND SAMUEL D. NUGENT, BOTH UNMARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BLAKE CHAFFIN, A SINGLE PERSON** , 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. 309 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 No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, 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 to W. Todd Stutts, an unmarried person by Warranty deed from The Lofts at Werthan Mills, LLC, a Tennessee limited liability company of record in Instrument No. 20040603-0065067 Register's Office for Davidson County, Tennessee, dated June 02, 2004 and recorded on June 03, 2004. Being the same property conveyed to Hunter R. Mobley, Trustee by Quitclaim Deed from W. Todd Stutts, of record in Instrument No. 20140103-0000614, Register's Office for Davidson County, Tennessee, dated December 23, 2013 and recorded on January 03, 2014 and within the same deed the said Hunter R. Mobley, Trustee conveyed his interest in the subject property to W. Todd Stutts and Samuel D. Nugent, as joint Tenants with rights of survivorship and Scrivener's Affidavit of Correction recorded on June 17, 2014 of record in Instrument No. 20140617-0052548.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No.20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20031027-0157822 and Instrument No. 20031027-0153840, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, 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 Easement of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150107611 DEEDWARR
Recvd: 12/21/15 14:22 2 pgs
Fees:13.00 Taxes:906.50

20151221-0128100

- Agreement of record in Instrument No. 20090526-0048069, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Parking of record in Instrument Number 20050202-0012491 and parking Release recorded in Instrument No. 20120216-0013789, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Rosa L. Parks Boulevard #309, 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 DECEMBER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 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
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Nashville, TN 37212