WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00.

Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: (AFFIX

R-P-15-1400-308-T

BILL GARRETT, Davidson County
Trans:T20150107739 DEEDWARR
Recvd: 12/21/15 15:48 2 pgs
Fees:13.00 Taxes:897.25
20151221-0128257

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)
Jeffrey H. Cohen		
(NAME)	(NAME)	
2600 Hillsboro Pike, Apt 305	**Same as New Owner**	**081-12-0B-308.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, UNMARRIED, AND SAMUEL D. NUGENT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFREY H. COHEN, AN UNMARRIED PERSON, AND RICHARD A. COHEN AND ELAINE COHEN, HUSBAND AND WIFE,** 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. 308 of The Lofts at Werthan Mills Condominium, 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, as amended in Instrument No. 20040521-0059936, 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 a portion of 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 in Instrument No. 20140617-0052548, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- 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. 20051230-156950, Instrument No. 20060901-0108138, 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.
- Amended and Restated of record in Instrument Number 20050128-0010691, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Articles of Organization of The Lofts at Werthan Mills, LLC of record in Instrument Number 20031017-0153840, in the Register's Office for Davidson County, Tennessee.
- Articles of Organization of Lofts at Werthan Mills III, LLC of record in Instrument Number 20041228-0152779, in the 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 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 Blvd., #308, 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/she 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 TENNFSSEE 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/she 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 TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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