WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020212 DEEDWARR
Recvd: 03/11/16 13:34 2 pgs
Fees:13.00 Taxes:1457.80
20160311-0023529

G-P-16-1400-330-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2016.

Notary Public

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

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC 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)
Carl Katerndahl and Sheila Katerndahl	NEW OWNER	
(NAME)	(NAME)	**081-12-0B-330.00-CO**
1400 Rosa L. Parks Blvd. #330	826 18th St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2569	Manhattan Beach, CA 90266	
(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 **CHRISTOPHER ELLIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARL KATERNDAHL AND SHEILA KATERNDAHL, 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. 330 of The Lofts at Werthan Mills 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 The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument Number 20040521-0059936, Instrument Number 20040712-0082926, Instrument Number 20050202-0012489, Instrument Number 20051230-0156950 and Instrument Number 20060901-0108138, 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 Christopher Ellis, married by Warranty deed from Lofts at Werthan Mills III, LLC of record in Instrument No. 20060508-0053441 Register's Office for Davidson County, Tennessee, dated May 01, 2006 and recorded on May 08, 2006.

Wendy Ellis, spouse of Christopher Ellis joins in this conveyance to convey any and all marital interest she may have to said property.

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. 20051230-156950, 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 DavidsonCounty, 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 DavidsonCounty, Tennessee.
- Articles of Organization of Lofts at Werthan Mills III, LLC of record in Instrument Number 20041228-0152779, in the Register's Office for DavidsonCounty, 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 DavidsonCounty, 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. #330, Nashville, Tennessee 37208-2569**.

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 10th DAY OF MARCH, 2016.

Christopher Ellis

Wendy Ellis by Christopher Ellis, Attorney in Fact

Wendy Ellis by Christopher Ellis,
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, CHRISTOPHER ELLIS, 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 10th of March, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER EILLIS, 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 WENDY ELLIS, and who acknowledged he executed the same as the free act and deed of the said WENDY ELLIS.

Witness my hand and official seal, this the 10th of March, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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