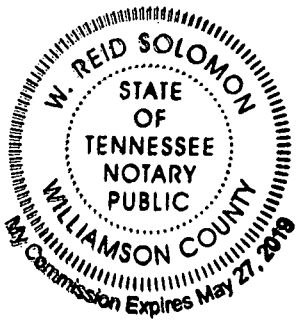


STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $259,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public

My commission expires: 5-27-19

BILL GARRETT, Davidson County (mp)
Trans:T20160026808 DEEDWARR
Recvd: 04/04/16 09:47 2 pgs
Fees:13.00 Taxes:961.63
20160404-0031515

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Garry Tallent and Tammy Tallent	Garry Tallent and Tammy Tallent	081-12-0T-450.00-CO
1350 Rosa L. Parks Boulevard, Unit 450	1350 Rosa L. Parks Boulevard, Unit 450	
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Julian Lahdesmaki, unmarried and Anne Maria Kauranen and Markku Lahdesmaki, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Garry Tallent and Tammy Tallent, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 450, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener' s Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918 and Instrument No. 20140725-0066210, 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 Julian Lahdesmaki, unmarried and Anne Maria Kauranen and Markku Lahdesmaki, husband and wife, all as tenants in common with the right of survivorship by Warranty deed from Werthan Lofts, LLC of record in Instrument No. 20141211-0113584 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 11, 2014.

This is improved property known as **1350 Rosa L. Parks Boulevard, Unit 450, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2016.

by: Julian Lahdesmaki, Attorney-in-Fact

Julian Lahdesmaki by Anne Maria Kauranen, Attorney-in-Fact

Anne Maria Kauranen

Markku Lahdesmaki

STATE OF CALIFORNIA
COUNTY OF Riverside

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anne Maria Kauranen with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Julian Lahdesmaki for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Julian Lahdesmaki and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 31st day of March, 2016.

Shelley Abbey
Notary Public
My Commission Expires: 02/13/2017

SHELLEY ABBEY
COMM. #2004188
Notary Public - California
Riverside County
My Comm. Expires Feb. 13, 2017

STATE OF CALIFORNIA
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Anne Maria Kauranen and Markku Lahdesmaki, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of March, 2016.

Shelley Abbey
Notary Public
My Commission Expires: 02/13/2017

SHELLEY ABBEY
COMM. #2004188
Notary Public - California
Riverside County
My Comm. Expires Feb. 13, 2017

SolomonParks File No. 316076

SHELLEY ABBEY
COMM. #2004188
Notary Public - California
Riverside County
My Comm. Expires Feb. 13, 2017

SP 11/2015