WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041912 DEEDWARR
Recvd: 05/18/16 15:56 2 pgs
Fees:13.00 Taxes:1272.43

20160518-0049895

O-VRES-16-1350-425-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(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)
Ryecs, LLC	**New Owner**	
(NAME)	(NAME)	**081-12-0B-529.00-CO**
2971 Kaneland Court		
(ADDRESS)	(ADDRESS)	
Rock Hill, SC 29732-1285		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHEENA M. WALRAVEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYECS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 425 and one parking space, Werthan Lofts IV Condiminiums, as established under Master Deed of record as Instrument No. 20070117-0006776, as amended as Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846, 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 Sheena W. Walraven, unmarried by Warranty deed from Clementyne R. Howard, unmarried of record in Instrument No. 20130506-0045278 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on May 06, 2013.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV and V Condominiums, Phase V of record in Instrument Number 20070103-0001325, Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument No. 20090526-0048069, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 Instrument No. 20150205-0011062, Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for DavidsonCounty, Tennessee.
- Water Line Easement of record in Instrument Number 20070906-0106750, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Light, Air and View of record in Instrument Number 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for DavidsonCounty, 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 of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for driveway and Walking Access of record in Instrument Number 20031023-0157114, in the Register's Office for DavidsonCounty, Tennessee.
- Grant of Easement for Parking (Phase III) of record in Instrument Number 20050202-0012491, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0079083, in the Register's Office for DavidsonCounty, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for DavidsonCounty, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1350 Rosa L Parks Blvd #425, Nashville, Tennessee 37208-2596**.

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 16th DAY OF MAY, 2016.

Sheena M. Walraven by John Gleaves, 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 SHEENA M. WALRAVEN, and who acknowledged he/she/they executed the same as the free act and deed of the said SHEENA M. WALRAVEN.

Witness my hand and official seal, this the 16th of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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