STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2016.

Notary Public

My commission expires: 11-5-18



BILL GARRETT, Davidson County
Trans: T20160043773 DEEDWARR
Recvd: 05/24/16 16:09 2 pgs
Fees: 13.00 Taxes: 1295.00

20160524-0052255

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Joseph Hoegerl Lori Fedell	New Owner	Map\Parcel: 081-12-0-B-306.00
1400 Rosa L. Parks Boulevard, Apt 306	At property	
Nashville, TN 37208	address	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Theodore F. Smith, Jr. and Jill D. Smith, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Joseph Hoegerl and Lori Fedell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 306, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills Condominiums, of record in Instrument No. 20031023-0157113, as amended in Instrument Numbers 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 and 20060901-0108138, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit "D" to the 5th Amendment to Master Deed of record in Instrument No. 20060901-0108138, reference to which is hereby made for a more complete description of said property.

Being the same property conveyed to Theodore F. Smith, Jr. and wife, Jill D. Smith by Warranty Deed from David L. Kazmerowski and wife, Barbara Browning, of record in Instrument No. 20121105-0101909, dated October 30, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20070103-0001325, Register's Office for DAVIDSON County, Tennessee.
Master Deed contained in an instrument of record in Instrument No. 20031023-0157113 and amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. Instrument No. 20070117-0006776 and corrected in Instrument No. 20090421-0036270 amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918 and Instrument No. 20140725-0066210 , Register's Office for DAVIDSON County, Tennessee.
License Agreement of record in Instrument No. 20090526-0098069 and amended in Instrument No. 20130222-0018099, Register's Office for DAVIDSON County, Tennessee.

Ingress and Egress Easement of record in Instrument No. 20031023-0157114, Register's Office for DAVIDSON County, Tennessee.
Assignment of Leases and Rental Rights of record in Instrument No. 20140117-0004998, Register's Office for DAVIDSON County, Tennessee.
Utility and Drainage Easement of record in Instrument No. 20120831-0079083, Register's Office for DAVIDSON County, Tennessee.
Grant of Easement for parking of record in Instrument No. 20050202-0012491, Register's Office for DAVIDSON County, Tennessee.
Storm Drainage Easement of record in Instrument No. 20061113-0139884, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20061113-0139906, Register's Office for DAVIDSON County, Tennessee.
Restrictions for Phillip-Jackson Street Re-Development 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, Register's Office for DAVIDSON County, Tennessee.
Easement for 15 Foot Alley and Utilities Easement of record in Book 4718, Page 619, Register's Office for DAVIDSON County, Tennessee.
Water Line Easement of record in Instrument No. 20070906-0106750, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20080111-0003459, Register's Office for DAVIDSON County, Tennessee.
Easement for Light, Air and View of record in Instrument No. 20080117-0005376 and Instrument No. 20080118-0005860, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 1291, Page 593, Register's Office for DAVIDSON County, Tennessee.
Railroad Line Easement of record in Book 175, Page 137, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20070117-0006776, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1400 Rosa L. Parks Boulevard, Apt 306, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 20th day of May, 2016.

Theodore F. Smith, Jr.

Jill D. Smith

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Theodore F. Smith, Jr. and Jill D. Smith , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016.

Notary Public

My Commission Expires: 3/20/2021

HIEU TRUNG DOAN
Notary Public- Seal
State of Indiana
My Commission Expires Mar 20, 2021

File #: 160207JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027