WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053040 DEEDWARR
Recvd: 06/22/16 10:30 2 pgs
Fees:13.00 Taxes:2220.00

20160622-0063490

G-VRES-16-1410-70-T

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 08/18/18

(AFFIX SEAL)

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)
Tyler Ward	Same address as new owner	
(NAME)	(NAME)	**081-12-0B-022.00-CO**
1410 Rosa L. Parks Blvd #70		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2590		
(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, **CHRISTOPHER MICHAEL THOMPSON AND CAITLIN THOMPSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER WARD, A SINGLE PERSON,** 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 No. 22 together with the Allocated Parking Spaces, Allocated Basement Storage Area, and the appurtenant interest in the common areas of The Lofts at Werthan Mills, a horizontal property regime as established by the Master Deed for The Lofts at Werthan Mills Condominiums, recorded as Instrument No. 20031023-0157113, as amended by the First Amendment of record in Instrument No. 20040521-0059936, as amended by the Second Amendment of record of Instrument No. 20040712-0082926, as amended by the Third Amendment of record of Instrument No. 20050202-0012489, as amended by the Fourth Amendment of record as in Instrument No. 20051230-0156950, as amended by the Fifth Amendment of record as in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "U" to the Master Deed.

Being the same property conveyed to Christopher Michael Thompson, unmarried and Caitlin Varley, as tenants in common with right of survivorship by Warranty deed from CRJ 8th Avenue Property, LLC, a Tennessee limited liability company of record in Instrument No. 20140604-0048422 Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on June 04, 2014. Said Deed contained an error in the legal description. A Scrivener's Affidavit to correct error in legal description filed of record in Instrument No. 20160523-0051216, Register's Office for Davidson County, Tennessee.

Christopher Michael Thompson and Caitlin Varley having since married. Caitlin Varley is now known as Caitlin Thompson.

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 of record in Book 9183, Page 130, Book 11625, page 280, Instrument No. 20020425-0051069 and Instrument No. 20010315-0025023, in the 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 of record in Instrument Number 20031023-0157114, 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 Easement of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument Number 20031027-0157822, in the Register's Office for DavidsonCounty, Tennessee.
• Easement of record in Instrument Number 20050202-0012491, in the Register's Office for DavidsonCounty, Tennessee.
• Restrictions of record as Instrument Number 20140604-0048422 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: **1410 Rosa L. Parks Blvd #70, Nashville, Tennessee 37208-2590**.

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 15th DAY OF JUNE, 2016.

Christopher Michael Thompson by
John Gleaves, Attorney in Fact

Caitlin Thompson 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 CHRISTOPHER MICHAEL THOMPSON AND CAITLIN THOMPSON, and who acknowledged he executed the same as the free act and deed of the said CHRISTOPHER MICHAEL THOMPSON AND CAITLIN THOMPSON.

Witness my hand and official seal, this the 15th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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