WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160110600 DEEDWARR
Recvd: 12/16/16 09:37 2 pgs
Fees:13.00 Taxes:991.60
20161216-0131955

G-RP-16-706-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Ashlee Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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)
Ashlee Butler and Matthew Butler	new owner	
(NAME)	(NAME)	**081-12-0B-555.00-CO**
1220 5th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **BENJAMIN W. FARMER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEE BUTLER AND HUSBAND, MATTHEW BUTLER,** 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 Boiler Unit 101, Werthan Lofts IV & V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, amended in Instrument No. 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 Benjamin W. Farmer, a single person by Warranty deed from Werthan Lofts Boiler Building, GP, a Tennessee General Partnership, of record in Instrument No. 20140114-0003640, Register's Office for Davidson County, Tennessee, dated January 06, 2014 and recorded on January 14, 2014.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital of otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plat of record in Instrument No. 20070103-0001325;
- Covenants, Conditions and Restrictions of record in Book 9183, Page 130, Book 11625, Page 280, Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717;
- Master Deed of record in Instrument No. 20031023-0157113, as amended in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 and 20060901-0108138;
- HOA Charter of record in Instrument No. 20031027-0157822;
- Master Deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, as amended in Instrument No. 20071220-0146056, corrected in Instrument Nos. 20080118-0006036 and 20080118-0006038, and further amended in Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078;
- HOA Charter of record in Instrument No. 20080111-0003459;
- All matters shown on Plan attached as Exhibit B-2 to Amendment No. 6 to the Master Deed of record in Instrument No. 20131230-0130918;
- Licence Agreement of record in Instrument No. 20090526-0048069, amended in Instrument No. 20130222-0018099;
- Grant of Easement for Parking of record in Instrument No. 20050202-0012491;
- Water Line Easement of record in Instrument No. 20070906-0106750;
- Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619;
- Storm Water Detention Agreement of record in Instrument Nos. 20061113-0139884 and 20061113-0139906;

- Railroad Line Easement of record in Book 175, Page 137;
- Sewer Line Easement of record in Book 1291, Page 593;
- Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114;
- Easement for Light, Air and View of record in Instrument Nos. 20080117-0005376 and 20080118-0005860;
- Agreement for Grant of Easement of record in Instrument No. 20120424-0034833;
- Easement for Public Utilities and Drainage of record in Instrument Nos. 20120831-0078863 and 20120831-0079083;
- Memorandum of Lease of record in Instrument No. 20111229-010577;
- Restrictions of record as Instrument No. 20140114-0003640, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **706 Taylor Street #101, Nashville, Tennessee 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 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 5th DAY OF DECEMBER, 2016.

Benjamin W. Farmer

Laura A. Washington-Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN W. FARMER and LISA A. WASHINGTON-FARMER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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