THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210228** BILL GARRETT, Davidson County Trans:T20170002508 DEEDWARR Recvd: 01/10/17 11:39 3 pgs Fees:18.00 Taxes:1171.05 20170110-0002796	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $316,500.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2017. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Adam Reviere 704 Taylor Street, #304 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081120B56800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lily Szajnberg and Nicole Martinez, as tenants in common with the rights of survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Reviere, a single man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Boiler Unit 304, 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 Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210 and 20150225-0016078, 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 by Warranty Deed from Werthan Lofts Boiler Building, GP, a Tennessee General Partnership to Lily Szajnberg, a single person, as recorded on the 14th day of January, 2014 in Instrument No. 20140114-0003634 and Quitclaim Deed from Lily Szajnberg, a single person to Lily Szajnberg and Nicole Martinez, as tenants in common with the rights of survivorship, as recorded on the 16th day of January, 2014 in Instrument No. 20140116-0004400, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325.

Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130 and Book 11625, Page 280 and Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717.

Parking Easement recorded at Instrument No. 20050202-0012491.

License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130202-0018099.

Charter of Homeowners Association recorded at Instrument No. 20031027-0157822.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of WERTHAN LOFTS IV CONDOMINIUMS of record in Instrument No. 20031023-0157113, as amended by instrument(s) of record in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138 (Applies only to that portion of Lot 2 of Plat recorded at Instrument No. 20070103-0001325 contained within the bounds of the Ingress/Egress Easement described at Instrument No. 20031023-0157114); also subject to easements, rights and interests 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 building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WERTHAN LOFTS IV CONDOMINIUMS of record in Instrument No. 20070117-0006776, corrected at Instrument No. 20090421-0036270, as amended by instrument(s) of record in Instrument No. 20071220-0146056, corrected at Instrument No. 20080118-0006038, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210 and 20150225-0016078; also subject to easements, rights and interests 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 building thereon.

Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114.

Easement for Public Water recorded in Instrument No. 20070906-0106750.

Easement for Alley recorded in Book 4718, Page 619.

Easement for Storm Drainage recorded in Instrument No. 20061113-0139884.

Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906.

Easements recorded in Book 175, Page 137 and Book 1291, Page 593.

Agreement for Grant of Easement recorded at Instrument No. 20120424-0034833.

Memorandum of Lease recorded at Instrument No. 20111229-0101577.

Easement for Public Utilities and Drainage recorded at Instrument Nos. 20120831-0078863 and 20120831-0079083.

Party wall(s) situated partly on the insured property and partly on adjoining properties.

Terms and provisions of unrecorded option agreement between Charles Jones and Brent Coursey dated December 2003.

Matters shown on Survey of Germantown Lands (No. 05043) dated October 12, 2005, prepared by L. Kevin Morehead, RLS No. 2315, with Initial Point Land Surveying, Inc.

All matters shown on Survey No. 06128, dated November 8, 2006 and prepared by Steven D. Delle, Tennessee RLS No. 1710 of Dale & Associates.

This is improved property located at 704 Taylor Street, #304 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2017.

Lily Szajnberg by WC, Attorney in Fact

Lily Szajnberg
By: Will Chapman, Attorney in Fact

Nicole Martinez by WC, Attorney in Fact

Nicole Martinez
By: Will Chapman, 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, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Lily Szajnberg and Nicole Martinez, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of January 2017.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018