THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170311118

BILL GARRETT, Davidson County
Trans:T20170037081 DEEDWARR
Recvd: 05/02/17 15:13 3 pgs
Fees:18.00 Taxes:1813.00
20170502-0043214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger Allen Ray and Bebe Beth Ray 1348 ROSA L PARKS BLVD #T5 Nashville, TN 37208-2598	New Owner	Tax Parcel ID No. 081120B43800CO

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, **Suzanne E. Meloche, Trustee, Suzanne E. Meloche Living Trust dated November 14, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Allen Ray and Bebe Beth Ray, husband and wife**, ("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 Unit T-5, and one parking space Werthan Lofts IV Condominiums, as established under master deed of record in Instrument 20070117-0006776 amended in Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846, Scrivener's Affidavit recorded in Instrument No. 20090421-0036270, amended in Instrument No. 20110609-0044280, Scrivener's Affidavit recorded in Instrument No. 20150205-0011062, amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20130222-0018099, 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 Quitclaim Deed from Suzanne Meloche to Suzanne E. Meloche, Trustee, Suzanne E. Meloche Living Trust dated November 14, 2014, as recorded on the 17th day of November, 2014 in Instrument No. 20141117-0105936 and Warranty Deed from Werthan IV, LLC, a Tennessee Limited Liability Company to Suzanne Meloche, as recorded on the 5th day of January, 2009 in Instrument No. 20090105-0000607, 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.

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 and Book 280 and Instrument No. 20020425-0051069.

Terms and provisions of the Articles of Organization of Werthan IV, LLC, recorded in Instrument No. 20051012-0123079, amended and restated at Instrument No. 20060728-0091775.

Charter of Homeowners Association recorded at Instrument Nos. 20031027-0157822 and 20080111-0003459.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deeds 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, 20070117-0006776, 20071220-0146056, 20080118-0006036, 20080211-0013846, 20090421-0036270, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20130222-0018099, 20140725-0066210, 20150205-0011062 and 20150225-0016078.

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.

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

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

Easement for Parking recorded at Instrument No. 20050202-0012491.

Subject to any 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.

Easement for Light, Air and View of record in 20080117-0005376, corrected in 20080118-0005860.

This is improved property located at 1348 ROSA L PARKS BLVD #T5 Nashville TN 37208-2598

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 28th day of April, 2017.

S. Meloche TRUSTEE

By _____ AS ATTORNEY IN FACT

Suzanne E. Meloche, Trustee,
By: Jason Turner, 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, **Jason Turner,** 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 Suzanne E. Meloche, Trustee of the Suzanne E. Meloche Living Trust dated November 14, 2014,** 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 28th day of April, 2017.

_____ Notary Public

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAR. 10, 2019

My Commission Expires: _____