| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 33857-08-2017** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.<br><br>8-18-17<br>Affiant<br><br>Subscribed and sworn to before me this 18th day of August, 2017.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

# WARRANTY DEED

| **Address New Owner:**<br>Martin Andrew Munn<br>Mary Caroline Prince<br>1350 Rosa L. Parks Blvd #313<br>Nashville, TN 37208 | **Send Tax Bills To:**<br>Highlands Residential Mortgage, LLC<br>12001 N Central Expressway<br>Ste. 750<br>Dallas, TX 75243 | **Tax Information:**<br>Map and Parcel No.:<br>081 12 0 B 484 00CO |
|---|---|---|

**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, **James Bradford Currie, Trustee of The 2012-3 Currie Trust u/a dated December 25, 2012 (as to 65% interest) and Anna Linnea Currie (as to 35% interest)**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin Anderson Munn and Mary Caroline Prince, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1350 Rosa L. Parks Blvd #313, Nashville, TN 37208.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170072241 DEEDWARR
Recvd: 08/21/17 10:23 4 pgs
Fees:23.00 Taxes:1091.50
20170821-0085537

**BOX 10-A**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16 day of August, 2017.

James Bradford Currie, Trustee of the 2012-13
Currie Trust u/a dated December 28, 2012

Anna Linnea Currie

STATE OF New York
COUNTY OF Chautauqua

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Bradford Currie, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2017.

Frank W. Finnerty
Notary Public

My Commission Expires:

FRANK W FINNERTY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FI6240728
Qualified in Chautauqua County
My Commission Expires 5-9-2019

STATE OF NEW YORK
COUNTY OF CHAUTAUQUA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Linnea Currie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2017.

Frank W. Finnerty
Notary Public

My Commission Expires:

FRANK W FINNERTY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FI6240728
Qualified in Chautauqua County
My Commission Expires 5-9-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 313, together with the appurtenant interest in the common elements of Werthan Lofts IV & V Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070117-0006776, as amended by Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, and as corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036, and as further amended by Amendment No. 2 to Master Deed of record in Instrument No. 20080211-0013846, and as further amended by Amendment No. 3 to Master Deed of record in Instrument No. 20110609-0044280 and as corrected by Scrivener's Affidavit of record in Instrument No. 20150205-01111062, and as further amended by Amendment No. 4 to Master Deed of record in Instrument No. 20110713-0053571, and as further amended by Amendment No. 5 to Master Deed of record in Instrument No. 20120723-0064381, and as further amended by Amendment No. 6 to Master Deed of record in Instrument No. 20131230-0130918, and as further amended by Amendment No. 7 to Master Deed of record in Instrument No. 20140725-0066210, and as further amended by Amendment No. 8 to Master Deed of record in Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Site Plan Attached as Exhibit B-1 to Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Bradford Currie, Trustee of the 2012-3 Currie Trust (as to a 65% interest) and James Bradford Currie, Trustee of The A.L. Currie Gift Trust (as to a 35% interest) by deed dated June 4, 2014 from Monica L. Ramey, unmarried of record in Instrument No. 20140605-0048919, Register's Office for Davidson County, Tennessee. Said 35% interest was conveyed to Anna Linnea Currie by Quitclaim Deed dated August 16, 2017 from James Bradford Currie, Trustee of the A.L. Currie Gift Trust u/a/d December 20, 1993, of record in Instrument No. 20170821-0085536, Register's Office for Davidson County, Tennessee.

This was never the principal place of residence for Anna Linnea Currie.
This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 081 12 0 B 484 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan of record in Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended by Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, and as corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036, and as further amended by Amendment No. 2 to Master Deed of record in Instrument No. 20080211-0013846, and as further amended by Amendment No. 3 to Master Deed of record in Instrument No. 20110609-0044280 and as corrected by Scrivener's Affidavit of record in Instrument No. 20150205-01111062, and as further amended by Amendment No. 4 to Master Deed of record in Instrument No. 20110713-0053571, and as further amended by Amendment No. 5 to Master Deed of record in Instrument No.

20120723-0064381, and as further amended by Amendment No. 6 to Master Deed of record in Instrument No. 20131230-0130918, and as further amended by Amendment No. 7 to Master Deed of record in Instrument No. 20140725-0066210, and as further amended by Amendment No. 8 to Master Deed of record in Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee.

4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record attached as Exhibit B-1 to Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, Register's Office for Davidson County, Tennessee.
7. License Agreement of record in Instrument No. 20090526-0048069, amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.
8. Easement for public utilities and drainage of record in Instrument No. 20120831-0079083, Register's Office for Davidson County, Tennessee.
9. Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
10. Easement for Light, Air and View of record in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860, Register's Office for Davidson County, Tennessee.
11. Easement for Public Water of record in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.
12. Easement for Alley of record in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
13. Easement for Storm Drainage of record in Instrument No. 20061113-0139884, Register's Office for Davidson County, Tennessee.
14. Easements recorded in Book 175, page 137 and Book 1291, page 593, Register's Office for Davidson County, Tennessee.
15. Storm Water Detention Agreement of record in Instrument No. 20061113-0139906, Register's Office for Davidson County, Tennessee.
16. Easement for Stormwater Facilities and Systems of record in Instrument No. 20120831-0078810, Register's Office for Davidson County, Tennessee.
17. Easement for parking of record in Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.
18. Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.