WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176780

WARRANTY DEED

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

O-KW-17-1350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-3-20 (AFFIX SEA

BILL GARRETT, Davidson County
Trans: T20170074209 DEEDWARR
Recvd: 08/25/17 09:40 2 pgs
Fees: 13.00 Taxes: 980.50
20170825-0087437

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)
Lisa M. Fugelsang and John Adornetto	**Mortgage Investors Group**	
(NAME) **740 S. 7th Street**	(NAME) **8320 East Walker Springs Lane, Suite 200**	**081-12-0B-458.00-CO**
(ADDRESS) **Lindenhurst, NY 11757**	(ADDRESS) **Knoxville, TN 37923**	
(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 JOHNSON AND DAMIANA DIAZ JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA M. FUGELSANG AND JOHN ADORNETTO, WIFE AND HUSBAND,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 220 of the Werthan Lofts IV and V Condominiums, Phase 4, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571 and Instrument No. 20120723-0064381, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-1" to the Amendment No. 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christopher Johnson and Damiana Diaz Johnson, husband and wife by Warranty deed from Lauren G. Levick, a single person of record in Instrument No. 20131028-0111912 Register's Office for Davidson County, Tennessee, dated October 22, 2013 and recorded on October 28, 2013.

This Instrument was executed on behalf of Christopher Johnson, by Paul Hinman pursuant to the Power of Attorney executed by Christopher Johnson on August 11, 2017, of record in Instrument 20170825-0087435, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Damiana Diaz Johnson, by Paul Hinman pursuant to the Power of Attorney executed by Damiana Diaz Johnson on August 11, 2017, of record in Instrument 20170825-0087436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001325, Register's Office of Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV and V Condominiums, Phase V of record in Instrument Number 20070103-0001325, Instrument No. 20080211-0013546, Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument

No. 20090526-0048069, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 Instrument No. 20150205-0011062, Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee;
• Charter for HOA of record in Instrument Number 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the 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 and Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee;
• Restrictions of record as Instrument Number 20131028-0111912 in the Register's Office for Davidson County, Tennessee;
• Restrictions set out in Deed of record in Instrument Number 20080512-0048906, in the Register's Office for Davidson County, Tennessee;
• Storm Water Detention Agreement of record in Instrument Number 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee;
• Water Line Easement of record in Instrument Number 20070906-0106750, in the Register's Office for Davidson County, Tennessee;
• Easement for Light, Air and View of record in Instrument Number 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, 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 of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee;
• Grant of Easement for driveway and Walking Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee;
• Grant of Easement for Parking (Phase III) of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee;
• Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0079083, in the Register's Office for Davidson County, Tennessee;
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for Davidson County, Tennessee;
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1350 Rosa L Parks Blvd #220, 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 22 DAY OF AUGUST, 2017.

CHRISTOPHER JOHNSON BY PH ATTORNEY IN FACT
Christopher Johnson by Paul Hinman, Attorney In Fact

DAMIANA DIAZ JOHNSON BY PH ATTORNEY IN FACT
Damiana Diaz Johnson by Paul Hinman, 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, CHRISTOPHER JOHNSON, 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 executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this the 22nd of August, 2017.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAMIANA DIAZ JOHNSON, 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 executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this the 22nd of August, 2017.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019