**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1806

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of October, 2017

Notary Public
Commission Expires: 5.8.18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Sarah Price<br>1350 Rosa Parks Blvd #432<br>Nashville, TN | new owner | 081-12-0B-536.00-CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Victor Vargas and Yanely Benitez, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sarah Price**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 432 as shown on the plan of Werthan Lofts IV and V Condominiums, Additional Phase IV Units, 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 Number 20070117-0006776, as amended in Instrument Number 20071220-0146056, as corrected by Affidavit of record in Instrument Number 20080118-0006036, and further amended in Instrument Number 20080211-0013846, Instrument Number 20110609-0044280, Instrument Number 20110713-0053571, Instrument Number 20120723-0064381, Instrument Number 20131230-0130918, Instrument Number 20140725-0066210 and Instrument Number 20150225-0016078, 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 Number 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Victor Vargas and Yanely Benitez, husband and wife by Warranty Deed from Werthan IV, LLC of record in Instrument No. 20101206-0096901 Register's Office for Davidson County, Tennessee, dated November 15, 2010 and recorded on December 06, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Bill Garrett Davidson County
Batch# 22340 DEEDWARR
11/06/2017 10:24:58 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1350 Rosa Parks Blvd #432, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2017.

Victor Vargas

Yanely Benitez

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Victor Vargas and Yanely Benitez** 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 at Brentwood, Tennessee this 31st day of October, 2017.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MOLE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY