THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $368,700.00 Affiant Subscribed and sworn to before me this 4th day of December, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 33991-10-2017

Bill Garrett Davidson County
Batch# 37363 **DEEDWARR**
12/15/2017 11:42:39 AM 3 pgs
Fees: $18.00 Taxes: $1,364.19

20171215-0127971

WARRANTY DEED

Address New Owner: Steve Cascioppo, Rachelle Agatha 1400 Rosa Parks Blvd. #306 Nashville, TN 37208	**Send Tax Bills To:** First Bank PO Box 11733 Newark NJ 07101	**Tax Information:** Map and Parcel No.: 081 12 0 B 306 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 Joseph Hoegerl, an unmarried person, and Lori Fedell, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steve Cascioppo and Rachelle Agatha** ("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 1400 Rosa Parks Blvd. #306, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28 day of November, 2017.

James Joseph Hoegerl

Lori Fedell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 28th day of November, 2017.

GEORGE E. MUELLER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 8, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 306, together with the appurtenant interest in the common elements of The Lofts at Werthan Mills Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "D" to the aforementioned 5th Amendment to Master Deed of record in Instrument No. 20060901--0108138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Joseph Hoegerl and Lori Fedell by Deed dated May 20, 2016 from Theodore F. Smith, Jr. and Jill D. Smith, husband and wife, of record in Instrument No. 20160524-0052255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants for Phillips Street Re-Development Plan contained in an instrument of record in Book 9183, page 130, amended in Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092727, Register's Office for Davidson, County, Tennessee.
2. 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 The Lofts at Werthan Mills Condominiums, of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easement for parking of record in Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.
5. Easement for driveway and walkway access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
6. Easement for utilities of record in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
7. Easement for trunk line sewer of record in Book 1291, page 593, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 175, page 137, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Site Plan of record attached as Exhibit D to the 5th Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
10. License Agreement of record in Instrument No. 20090526-0048069, amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.
11. Easement for water line of record in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.
12. Easement for Light, Air and View of record in Instrument No. 20080117-005376 and Instrument No. 20080118-0005860, Register's Office for Davidson County, Tennessee.
13. All matters appearing on the Plan of record as Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.