PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 40109 DEEDWARR
12/21/2017 09:05:37 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00
20171221-0129866

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

W & I Ref: (RE) Title No.: 59354
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Twenty One Forever, LLC 1400 Rose Parks Blvd., #430 Nashville, TN 37208	New Owner

TAX MAP PARCEL NUMBERS: 081120B43000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$770,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick M. Whelan, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Twenty One Forever, a Tennessee Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 430, together with allocated parking spaces of The Lofts at Werthan Mills, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibits to the Master Deed of record in Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489 and Instrument No. 20051230-0156950, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium together with and subject to Grant of easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114.

Being the same property conveyed to Patrick M. Whelan, unmarried, by Warranty Deed from Jesse Michael Thayer, an unmarried man, dated February 14, 2014 and recorded on February 18, 2014 of record in Instrument No. 20140218-0013898, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20031023-0157113 amended in Instrument No. 20040521-0059935, Instrument No. 20040712-0082926, Instrument No. 200502020012489, and Instrument No. 20051230-0156950, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 200502020012489, and Instrument No. 20051230-0156950, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Restrictions of record in Book 9183, page 130 and Book 11625, page 280.

This is improved property, known as 1400 Rosa Parks Boulevard, # 430, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of December, 2017.

Patrick M. Whelan

State of Tennessee

County of Davidson

On this 18th day of December, 2017, before me the undersigned authority, personally appeared Patrick M. Whelan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $770,000.00.

Affiant

Sworn and subscribed before me this 18th day of December, 2017.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018