BILL GARRETT, Davidson County
Trans:T20140036388 DEEDWARR
Recvd: 05/23/14 13:15 2 pgs
Fees:13.00 Taxes:1184.00

20140523-0044780

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Michael Baugh	Same address	081120B31800CO
(NAME)	(NAME)	
1400 Rosa L. Parks Blvd #318	as new Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Warren Michael Lyng, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Michael Baugh, an unmarried person**, 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. 318, as shown on the Lofts at Werthan Mills, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record as Instrument 200310230157113, as amended in Instrument 200405210059936, Instrument 200407120082926, Instrument 200502020012489, and Instrument 200512300156950, Register's Office for Davidson County, Tennessee, together with the allocated parking spaces and with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Warren Michael Lyng, unmarried by Warranty Deed dated 04/06/2006 from Lofts at Werthan Mills III LLC of record in Instrument 200604130042587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as 1400 Rosa L. Parks Blvd #318, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 2nd May ,2014

Warren Michael Lyng

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warren Michael Lyng, the bargainor, 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 and official seal at Grapevine, Texas. this 2nd Day of May, 2014

Commission expires: August 01, 2014

Irma Taube
Notary Public

IRMA TAUBE
Notary Public, State of Texas
My Commission Expires
August 01, 2016