15.1.331

BILL GARRETT, Davidson County
Trans:T20150095754 DEEDWARR
Recvd: 11/10/15 11:05 2 pgs
Fees:13.00 Taxes:1517.00
20151110-0114339

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of November, 2015 by and between Jonathan David Newberry and Cristin Caley Newberry husband and wife, hereinafter referred to as GRANTOR, and Ted Edwards and Kathie L. Edwards husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 133, together with the allocated parking space and the appurtenant interest in the common elements of the Lofts at Werthan Mills, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated , under the Master Deed establishing for The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040713-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all 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 thereof; said unit being depicted on exhibit to said master deed; together with a percentage interest in the common elements and voting percentage as set forth in exhibit to said master deed.

Being the same property conveyed to Jonathan David Newberry and Cristin Caley Newberry, husband and wife by Warranty Deed from Joshua Henderson and Mary P. Henderson, husband and wife, dated April 30, 2012, recorded May 1, 2012, of record in Instrument No. 20120501-0037077, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 1400 Rosa Parks Blvd, #133, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jonathan David Newberry

Cristin Caley Newberry

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jonathan David Newberry and Cristin Caley Newberry husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 6th day of November, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Ted Edwards and Kathie L. Edwards
1400 Rosa Parks Blvd, #133,
Nashville, TN 37208

Send Tax Statements to:

SAME

Map & Parcel: 081-12-0-B-133.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $410,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Leslie M Collum
Affiant

Sworn to and subscribed before me, a Notary Public, this 6th day of November, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

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Franklin, TN 37067

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