WARRANTY DEED

File #15229

Davidson County DEEDWARR
Recvd: 01/06/16 16:21 3 pgs
Fees:18.00 Taxes:1320.90
20160106-0001409

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Lummus	New Owner	081-12-0B-208.00 CO
(NAME)	(NAME)	
1400 Rosa L. Parks Blvd, Unit 208		
(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, I, **Harrell Properties, LLC, a Mississippi limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Melissa Lummus,** HEREINAFTER CALLED THE GRANTEE, HER 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. 208, together with the allocated parking space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 and 20060901-0108138, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site plan attached to said Master Deed as an exhibit. All to which is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from Todd Harrell, unmarried to Harrell Properties, LLC, a Mississippi limited liability company, as recorded on the 18th day of April, 2011 in Instrument No. 20110418-0029604 and Warranty Deed from Melvin Jacinta Smith, unmarried to Todd Harrell, unmarried, as recorded on the 28th day of November, 2007 in Instrument No. 20071128-0137996, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1400 Rosa L. Parks Blvd, Unit 208, 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 4th day of January, 2016.

Harrell Properties, LLC, a Mississippi limited liability company

BY: Mary L. Harrell
Mary L. Harrell
Member

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mary L. Harrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Harrell Properties, LLC, a Mississippi limited liability company, the within named bargainor, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Harrell Properties, LLC, by herself as Member.

Witness my hand and official seal at MOSS POINT, ~~Tennessee~~ MISSISSIPPI, this 4 day of JAN, 2015.
CRB

E & R Baker
Notary Public

My Commission Expires: MAY 03 2018

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 81114 ERNEST R. BAKER Commission Expires May 3, 2018 JACKSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017