Warranty Deed

BILL GARRETT, Davidson County Trans:T20160033935 DEEDWARR Recvd: 04/25/16 15:35 2 pgs Fees:13.00 Taxes:1776.00 20160425-0040153	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $480,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2016. Notary Public My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Roy B. Herron Nancy Carol Herron		
1410 Rosa L Parks Boulevard #30	New Owners	081-12-0B-018.00-CO
Nashville, TN 37208-2586		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAMMY L. PARMENTIER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY B. HERRON AND NANCY CAROL MILLER-HERRON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 18, together with the two allocated Parking Spaces, allocated Basement Storage Area and the appurtenant interest in the Common Areas of The Lofts at Werthan Mills, a Horizontal Property Regime as established by the Master Deed for the Lofts at Werthan Mills Condominiums, recorded in Instrument Number 20031023-0157113, as amended by the first amendment of record in Instrument No. 20040521-0059936, as amended by the second amendment of record as Instrument No. 20040712-0082926, as amended by the third amendment of record as Instrument No. 20050202-0012489, as amended by the fourth amendment of record as Instrument No. 20051230-0156950, and as amended by the fifth amendment to master deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plat attached as Exhibit "D" to said Master Deed.

Being the same property conveyed to Tammy L. Parmentier, unmarried by Warranty deed from Kristin G. Barlowe, married of record in Instrument No. 20130201-0010474 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 01, 2013.

Subject to the following:

1. Taxes for the year 2016 a lien, not yet due and payable.
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-156950, Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
3. Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, page 280 and Instrument 20020425-0051069 , in the Register's Office for Davidson County, Tennessee.
4. Amended and Restated of record in Instrument Number 20050128-0010691, in the Register's Office for DavidsonCounty, Tennessee.

5. Easement for Driveway and Walkway Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.

6. Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.

7. Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.

8. Easement for 15 foot Alley and Utilities Easement of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.

9. Easement of record in Instrument Number 20050202-0012491 and Parking Release in Instrument No. 20090526-0048071, in the Register's Office for Davidson County, Tennessee.

10. Restrictions of record as Instrument Number 20130201-0010474 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1410 Rosa L Parks Boulevard #30, Nashville, TN 37208-2586.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2016.

Tammy L. Parmentier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tammy L. Parmentier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017