File Box 8

PREPARED BY (AND RETURN TO):


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BILL GARRETT, Davidson County
Trans: T20160087791 DEEDWARR
Recvd: 10/05/16 14:16 2 pgs
Fees: 13.00 Taxes: 1039.70
20161005-0105369


W & I Ref: (DM) Title No.: 58556
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Diana Aubale Epstein<br>1045 Mission Street Apt. 460<br>San Francisco 94103 | SWBC Mortgage Corporation<br>9311 San Pedro Suite 100<br>San Antonio, TX 78216 |

**TAX MAP PARCEL NUMBERS:** 081120B50800

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$281,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Reid and Jason Reid, wife and husband,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diana Aubale Epstein** 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 certain condominium located in Davidson County, Tennessee, being Unit No. 404 of Werthan Lofts, IV Condominiums, 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 Werthan Lofts IV, Condominiums of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036 and Instrument No. 20080211-0013846, in the Register's Office for Davidson County, Tennessee, adn subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, right, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Anna Reid and Jason Reid, wife and husband by Warranty Deed from Dale Campbell, dated June 1, 2015 and recorded on June 10, 2015 of record in Instrument No. 20150610-0054820, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibits to the Master Deed of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036 and Instrument No. 20080211-0013846, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement for public utilities and drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20120831-0079083, said Register's Office. Easement for a 15 foot alley conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4718, page 619, said Register's Office. Grant of Easement for Driveway and Walking Access of record in Instrument No. 20031023-0157114, said Register's Office. License Agreement of record in Instrument No. 20090526-0048069 amended in Instrument No. 20130222-0018099, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit of record in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036, Instrument No. 20080211-001384, Instrument No. 620110609-0044280, corrected by Scrivener's Affidavit of record in Instrument No. 20150205-0011062, Instrument No. 20110713-003571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150225-0016078, 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, Book 11625, page 280, amended in Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, Instrument No. 20130903-0092717, said Register's Office.

**This is improved property, known as 1350 Rosa Parks Boulevard, # 404, 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 3rd day of October, 2016.

**Anna Reid** **Jason Reid**

**State of** Tennessee

**County of** Davidson

On this 3rd day of October, 2016, before me the undersigned authority, personally appeared Anna Reid and Jason Reid, 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:

Notary

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

**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: $281,000.00.

Affiant

Sworn and subscribed before me this 3rd day of October, 2016.

My Commission Expires: 3/7/2017

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.