PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170001528 DEEDWARR
Recvd: 01/06/17 10:59 3 pgs
Fees:18.00 Taxes:980.50
20170106-0001759

W & I Ref: (DM) Title No.: 58734

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paula M. Negri 1350 Rosa L. Parks Blvd. #438 Nashville, TN 37208	new owner

TAX MAP PARCEL NUMBERS: 081120T43800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Aubale Epstein, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paula M. Negri** 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. 438 of Werthan Lofts IV & V, Condominiums, Phase V, 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, corrected in Instrument No. 20090421-0036270, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036 and Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150225-0016078, 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 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 Stephen Aubale, Epstein, a single man, by Warranty Deed from Werthan V Lofts, LLC, dated September 5, 2014 and recorded on September 12, 2014 of record in Instrument No. 20140912-0083679, Register's Office for Davidson County, Tennessee.

Megan Elizabeth Epstein, spouse of Stephen Aubale Epstein, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan of record as shown on Exhibit to the Master Deed of record in Instrument No. 20070117-0006776, amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20140725-0066210, 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. 20080211-0013846,

Instrument No. 20110609-0044280, corrected by Scrivener's Affidavit of record in Instrument No. 20150205-0011062, Instrument No. 20110713-003571, Instrument No. 20120723-0064381, Instrument No. 20131230-0139018, 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, Instrument No. 20140725-0066210, Instrument No. 20150225-0016078, said Register's Office.

This instrument is executed on behalf of Stephen Aubale Epstein by Mark Huber pursuant to a Power of Attorney executed by him on the 9th day of December, 2016, of record in Instrument No. 20170106-0001758 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This instrument is executed on behalf of Megan Elizabeth Epstein by Mark Huber pursuant to a Power of Attorney executed by her on the 16th day of November, 2016, of record in Instrument No. 20161117-0121494, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference.

This is improved property, known as 1350 Rosa L. Parks Boulevard, # 438, 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 4th day of January, 2017

Stephen Aubale Epstein by Mark Huber, Attorney-In-Fact

Stephen Aubale Epstein by Mark Huber, Attorney-In-Fact

Megan Elizabeth Epstein by Mark Huber, Attorney-In-Fact

Megan Elizabeth Epstein by Mark Huber, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Mark Huber** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Stephen Aubale Epstein and Megan Elizabeth Epstein**, as Attorney-in-Fact, as the free act and deed of the said Principal (s).

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 2017.

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

Notary

My Commission Expires: _____

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: $265,000.00.

Affiant

Sworn and subscribed before me this 4th day of January, 2017.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary

My Commission Expires: _____

EXHIBIT "A"

To

Warranty Deed

FROM: Stephen Aubale Epstein

TO: Paula M. Negri

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mark Huber, Affiant

Sworn to and subscribed before me this 4th day of January, 2017.

Notary Public

My Commission Expires: _____

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