WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20170007030 DEEDWARR
Recvd: 01/25/17 09:13 2 pgs
Fees:13.00 Taxes:962.00
20170125-0007931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Steven Anderson	~~SAME~~ Movement Mortgage, LLC	81 12B 501
(NAME)	(NAME)	
1350 Rosa L. Parks Boulevard, Unit 330	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20163038

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/we, Kathy Mead, unmarried hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Abigail D. Anderson, an unmarried woman and Steven J. Anderson, an unmarried man, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit 330, Werthan Lofts IV & V Condominiums, as Established under Master Deed of record in Instrument 20070117-0006776, amended in Instrument 20071220-0146056, Instrument 20080118-0006036, Instrument 20080211-0013846, Instrument 20090421-0036270, Instrument 20110609-0044280, Instrument No. 20110713-0053571, Instrument 20120723-0064381, and Instrument 20131230-0130918, Instrument 20140725-0066210, Instrument 20150205-0011062, and Instrument 20150225-0016078, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Kathy Mead by Warranty Deed from Werthan IV LLC dated April 30, 2008 and filed of record in Instrument 20080502-0045002, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV Condominiums, of record in Book Instrument 20070117-0006776, amended in Instrument 20071220-0146056, Instrument 20080118-0006036, Instrument 20080211-0013846, Instrument 20090421-0036270, Instrument 20110609-0044280, Instrument No. 20110713-0053571, Instrument 20120723-0064381, and Instrument 20131230-0130918, Instrument 20140725-0066210, Instrument 20150225-0011062 and Instrument 20150225-0016078, said Registers Office; and By-Laws appended thereto, restrictions as set out in Instrument 20080502-0045002, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1350 Rosa L. Parks Boulevard, Unit 330, Nashville, TN 37208
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of January, 2017

Kathy Mead

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathy Mead, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of January, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017