THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170022524 DEEDWARR
Recvd: 03/16/17 12:18 2 pgs
Fees:13.00 Taxes:1383.80

20170316-0025825

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 374,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-03-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy B. Herron and Nancy Carol Miller-Herron	NEW OWNER	
P.O. Box 5		081120B02000CO
Dresden, TN 38225		
(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, **Ronald C. Kidwell, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy B. Herron and wife, Nancy Carol Miller-Herron,**

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:

Land in Davidson County, Tennessee, being Unit No. **20** together with the Allocated Parking Spaces (2), 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 as Instrument No. 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. 20051230-156950, and as amended by the Fifth Amendment to the Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "D" to the Master Deed.

Being the same property conveyed to Ronald C. Kidwell by Warranty deed from Mark T. Mathis and Heather DeJohn-Mathis, husband and wife of record in Instrument No. 20150312-0021359 Register's Office for Davidson County, Tennessee, dated February 07, 2015 and recorded on March 12, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2017, not yet due and payable, which have been prorated and assumed by Grantee; (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 No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and 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 No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee; (4) Easement for driveway and walkway of record in Instrument No. 20031023-0157114, in the Register's Office for Davidson County, Tennessee; (5) Easement for parking of record in Instrument No. 20050202-0012491, 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 of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee; and (9) Parking Release of record in Instrument No. 20090526-0048070, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as **1410 Rosa L. Parks Blvd., Unit #40, 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 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, 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 the 15 day of March, 2017.

Ronald C. Kidwell

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 **Ronald C. Kidwell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of March, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE