BILL GARRETT, Davidson County
Trans:T20170060437 DEEDWARR
Recvd: 07/14/17 14:22 2 pgs
Fees:13.00 Taxes:2405.00
20170714-0071141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorenzo T. Hughes, an unmarried man	New Owner	081-12-0B-552.00-CO
(ADDRESS)	(ADDRESS)	
1352 Rosa L. Parks, #414		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Nashville, TN 37208		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John D. Wenger, unmarried and Jennifer A. Swails Wenger, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lorenzo T. Hughes, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. TH-15 OF WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036 AND 20080211-0013846, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOHN D. WENGER AND WIFE, JENNIFER A. SWAILS WENGER BY WARRANTY DEED FROM WERTHAN IV, LLC OF RECORD IN INSTRUMENT NO. 20080715-0072463 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JOHN D. WENGER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JENNIFER A. SWAILS WENGER, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20170714-0071140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1352 Rosa L Parks Blvd., #414, Nashville, TN 37208
(House Number) (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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 28th day of June, 2017.

John D. Wenger

Jennifer A. Swails Wenger by John D. Wenger, Attorney in Fact
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, John D. Wenger, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of June, 2017, before me, a Notary Public, in and for said County and State, personally appeared John D. Wenger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer A. Swails Wenger, acknowledged that such persons executed the same as the free act and deed of the said Jennifer A. Swails Wenger.

Witness my hand and official seal, this the 28th day of June, 2017.

Notary Public

My commission expires:

(Seal)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072