# WARRANTY DEED

Bill Garrett Davidson County
Batch# 3668 **DEEDWARR**
09/22/2017 09:34:53 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20170922-0097276

O-ZC-17-704-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Connie Jane King and John Wesley King** | **Connie Jane King & John Wesley King** | |
| (NAME) | (NAME) | |
| **212 Sprague Landing Road** | **212 Sprague Landing Road** | **081-12-0B-564.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Stevenson, WA 98648** | **Stevenson, WA 98648** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOMENIC MICHELI, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNIE JANE KING AND HUSBAND, JOHN WESLEY KING,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Boiler Unit 205, Werthan Lofts IV & V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected in Instrument No, 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected in Instrument No., 20080118-0006036, amended in Instrument No. 20080211-0013846, Instrument No.20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381 and Instrument No. 20131230-0130918, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Domenic Micheli, a single person by Warranty deed from Werthan Lofts Boiler Building, GP, a Tennessee General Partnership of record in Instrument No. 20140109-0002494 Register's Office for Davidson County, Tennessee, dated January 06, 2014 and recorded on January 09, 2014 and corrected by Scrivener's Affidavit of record in Instrument No. 20140122-0006195. (Value of consideration shown in aforementioned deed $159,900.00.)

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001325, Register's Office of Davidson County, Tennessee.
- The conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV & V Condominiums of record in Instrument Number 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, corrected in Instrument No, 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, amended in Instrument No. 20080211-0013846, Instrument No.20110609-0044280, corrected in Instrument No. 20150205-0011062, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Instrument Number 20070906-0106750, in the Register's Office for Davidson County, Tennessee.

- Easement for Light, Air and View of record in Instrument Number 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
- Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.
- Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for driveway and Walking Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Parking (Phase III) of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities & Drainage of record in Instrument Number 20120831-0078863, and Instrument No. 20120831-0079083, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement of record in Instrument Number 20120424-0034833, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Instrument Number 20111229-0101577, in the Register's Office for Davidson County, Tennessee.
- License Agreement of record in Instrument Number 20090526-0048069 and amended in Instrument No. 20130222-0018099, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140109-0002494 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **704 Taylor St. #205, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20 DAY OF SEPTEMBER, 2017.

Domenic Micheli by
Megan Paulus, Attorney-in-Fact
Domenic Micheli, by Megan Paulus, 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, MEGAN PAULUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOMENIC MICHELI, and who acknowledged she executed the same as the free act and deed of the said DOMENIC MICHELI.

Witness my hand and official seal, this the 20th of September, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212