Record + Return to:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176992

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2017.

Notary Public
My Commission Expires: 4-28-19

Bill Garrett Davidson County
Batch# 17720 DEEDWARR
10/25/2017 09:24:58 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20171025-0109272

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ian Rice Andrea Garvey 1352 Rosa L Parks Blvd, Apt 409, Nashville, TN 37208	FirstBank 318 Seaboard Lane, Ste 205 Franklin, TN 37067	81-12-B-547.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark Turner, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ian Rice and Andrea Garvey, husband and wife**, 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:

Being a certain condominium apartment located in Davidson County, Tennessee, being **Unit No. TH-10**, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by the Master Deed for Werthan Lofts IV & V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, corrected in Instrument No. 20090421-0036270, and further, amended in Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and in Instrument No. 20150225-0016078, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Werthan Lofts Phase IV & V Condominiums, appearing as Exhibit to said Master Deed, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Mark Turner, unmarried by Warranty Deed from Jennifer Lynn Leblanc and Donald L. Hulsey, Jr., wife and husband, dated March 27, 2015, recorded April 1, 2015, of record in Instrument No. 20150401-0028317, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1352 Rosa L Parks Blvd, Apt 409, Nashville, TN 37208

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2017.

X _____
Mark Turner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mark Turner**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of October, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

_____
Notary Public
My Commission expires: 2-25-20