WARRANTY DEED

Bill Garrett Davidson County
Batch# 28211 DEEDWARR
11/20/2017 01:54:50 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20171120-0118971

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 359,900.00

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2017.

Notary Public

My commission expires: (AFFIX SEAL)

JERI SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES SEPT 26, 2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Priest	Acopia, LLC	Map 081-12-0-B Parcel 531.00co
1350 Rosa L Parks Blvd #427	306 Northcreek Blvd	
Nashville, TN 37208	Ste 100 Goodlettsville, TN. 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hal B. Johnson, Jr., a married man, and Gifford B. Taylor, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel G. Priest, unmarried

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 in Davidson County, Tennessee, being Unit No. 427 of the Werthan Lofts IV and V Condominiums, Phase 4, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, as corrected by Affidavit in Instrument No. 20150205-0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and Instrument No. 20150225-0016078, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-1" to the Amendment No. 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Hal B. Johnson, Jr. and Gifford B. Taylor, as joint tenants with rights of survivorship, by Deed dated February 29, 2008 from Werthan Mills IV, LLC, a Tennessee limited liability company, of record in Instrument No. 20080306-0022833, Register's Office for Davidson County, Tennessee.

The subject property is not now nor ever has been the principal residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B-1" to the Amendment No. 1 to the Master Deed shown in Instrument No. 20071220-0146056, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants for the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130, amended in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092717, said Register's Office. (3) Easement for Sewer Purposes as set out in the deed of record in Book 1291, Page 593, said Register's Office. (4) Dedication of Easement for an alley conveyed to the Metropolitan Government and Davidson County of record in Book 4718, Page 619, said Register's Office. (5) Grant of Easement for driveway and walkway access of record in Instrument No. 20031023-0157114, said Register's Office. (6) Grant of Easement for parking of record in Instrument No. 20050202-0012491, said Register's Office. (7) Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20061113-0139884, said Register's Office. (8) Stormwater Detention Agreement of record in Instrument No. 20061113-0139906, said Register's Office. (9) Agreement for Dedication of Easement for Public Water of record in Instrument No. 20070906-0106750, said Register's Office. (10) Agreement for Dedication of Easement for light, air and view of record in Instrument No. 20080117-0005376, and corrected in Instrument No. 20080118-0005860, said Register's Office. (11) Dedication of Easement for Public Utilities and Drainage of record in Instrument No. 20120831-0079083, said Register's Office. (12) License Agreement of record in Instrument No. 20090526-0048069, and amended in Instrument No. 20130222-0018099, said Register's Office. (13) All matters shown on the Boundary Plat of record in Instrument No. 20070103-0001325, said Register's Office. (14) Master Deed and

By-Laws for Werthan Lofts IV & V Condominiums of record in Instrument No. 20070117-0006776, amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, and corrected in Instrument No. 20150205-0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078, said Register's Office. (15) Charter of Werthan Lofts IV & V Condominium Homeowners' Association, Inc. of record in Instrument No. 20080111-0003459, said Register's Office. (16) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1350 Rosa L Parks Blvd #427, 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 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.

Witness my/our hand(s) this **26th** day of **October, 2017.**

Gifford B. Taylor

Hal B. Johnson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gifford B. Taylor,** the within named seller, 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 at Nashville, Tennessee, this **26th** day of **October, 2017.**

Notary Public

My Commission Expires: March 10, 2019

STATE OF TENNESSEE NOTARY PUBLIC KATHERINE GOODSON DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Hal B. Johnson, Jr.,** the within named seller, 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 at Nashville, Tennessee, this **26th** day of **October, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY