Bill Garrett Davidson County
Batch# 28750 DEEDWARR
11/21/2017 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,161.80
20171121-0119534

#34000

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34000-11-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $314,000.00. Affiant Subscribed and sworn to before me this 17th day of November, 2017. Notary Public My Commission Expires:

ASHLEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: STD Properties, LLC 1400 Rosa Parks Blvd. #331 Nashville, TN 37208	**Send Tax Bills To:** STD Properties, LLC 402 W Hillwood Dr. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 081 12 0 B 331 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Olivia L. Walker, an unmarried woman, and John H. Walker, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STD Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1400 Rosa Parks Blvd. #331, Nashville, TN 37208.

This property is not now nor has it ever been the marital residence of Grantor, John H. Walker.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 17th day of November, 2017.

Olivia L. Walker

John H. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Olivia L. Walker and John H. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 331, together with the appurtenant interest in the common elements of The Lofts at Werthan Mills Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20031023-0157113, 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, said Unit being depicted on the Site Plan attached as Exhibit "D" to the aforementioned 5th Amendment to Master Deed of record in Instrument No. 20060901--0108138, Register's Office for Davidson County, Tennessee.

TOGETHER WITH and subject to Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Olivia L. Walker, an unmarried woman and John H. Walker, a married man, as tenants in common with the right of survivorship by deed dated June 8, 2015 from Brian T. Faulkner, unmarried of record in Instrument No. 20150611-0055345, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants for Phillips Street Re-Development Plan contained in an instrument of record in Book 9183, page 130, amended in Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092727, Register's Office for Davidson, County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Lofts at Werthan Mills Condominiums, of record in Instrument No. 20031023-0157113, 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. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easement for parking of record in Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.
5. Easement for driveway and walkway access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
6. Easement for utilities of record in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
7. Easement for trunk line sewer of record in Book 1291, page 593, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 175, page 137, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Site Plan of record attached as Exhibit D to the 5th Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
10. License Agreement of record in Instrument No. 20090526-0048069, amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.
11. Easement for water line of record in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.
12. Easement for Light, Air and View of record in Instrument No. 20080117-005376 and Instrument No. 20080118-0005860, Register's Office for Davidson County, Tennessee.
13. All matters appearing on the Plan of record as Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

