Rtn to:
#1554

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

1

WARRANTY DEED

Bill Garrett Davidson County
Batch# 54082 **DEEDWARR**
02/02/2018 09:13:17 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20180202-0010699

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-21-2018

(AFFIX SEAL)

JUDY PAINTER-TOSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Bastin and wife, Juliana Bastin	(NEW OWNERS)	081-12-0B-111.00
(NAME)	(NAME)	
1400 Rosa L Parks Blvd., # 111		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 considerations, the receipt of which is hereby acknowledged, I, **Derek E. Gillaspy, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chris Bastin and wife, Juliana Bastin**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 111 together with the allocated Parking Space and the appurtenant interest in the common elements of the Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts at Werthan Mills Condominiums of record in Instrument No. 200310230157113, amended in Instrument No. 200405210059936, Instrument No. 200407120082926, Instrument No. 200502020012489, Instrument No. 200512300156950 and Instrument No. 200609010108138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached to said Master Deed as Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to Derek E. Gillaspy, a single person by Warranty Deed from Risa Rahm and David Rahm, husband and wife, dated 03/13/2015 recorded 03/17/2015, of record in Instrument No. 20150317-0022783, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions of record in Book 9183, Page 130, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 11625, Page 280, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20031023-0157113, First Amendment to Master Deed of record in Instrument No. 20040521-0059936, Second Amendment to Master Deed of record in Instrument No. 20040712-0082926, Third Amendment to Master Deed of record in Instrument No. 20050202-0012489, Fourth Amendment to Master Deed of record in Instrument No. 20051230-0156950, Fifth Amendment to Master Deed of record in Instrument No. 20060901-0108138, in the Register's Office for Davidson County, Tennessee.
License Agreement of record in Instrument No. 20090526-0048069 and First Amendment of record in Instrument No. 20130222-0018099, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
Dedication of Easement of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
Grant of Easement for Parking of record in Instrument No. 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
Charter of The Lofts at Werthan Mills Condominium Association, Inc., of record in Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1400 Rosa L Parks Blvd., # 111, 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 GRANTEE(S), their heirs and/or 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/or 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 hand this ~~31st~~ 29th day of January, 2018.

Derek E. Gillaspy

State of Tennessee
County of Williamson

Personally appeared before me Derek E. Gillaspy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2018.

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 8/15/21

~~RETURN TO:~~

File No.: 01288-41639
~~SMG TN Warranty Deed~~