Bill Garrett Davidson County
Batch# 76167 DEEDQC
04/04/2018 10:14:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20180404-0031506

THIS INSTRUMENT PREPARED BY:
MORGAN & AKINS, PLLC
2000 Richard Jones Road
Suite 260
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, Affiant
Subscribed and sworn before me this the
4 Day of April, 2018.
A. Goodman, Deputy Register

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ Lafayette

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

_____
Affiant

Subscribed and sworn to before me, this 19 day of March, 2018.

Pamela J. Frierson
Notary Public

My Commission Expires: 8/30/20

STATE OF MISSISSIPPI PAMELA J. FRIERSON ID No 20771 NOTARY PUBLIC Comm Expires August 30, 2020 LAFAYETTE COUNTY

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
JH Holding & Investment, LLC P.O. Box 158933 Nashville, TN 37215	Owner	Map/ Parcel Number: 081120T24500CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand, paid by the hereinafter names Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, Will Eubanks, a single person (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents do hereby transfer and convey unto JH Holding & Investment, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A" hereto.

This is improved property located at 1350 Rosa L. Parks Boulevard, Unit 245, in Nashville, Tennessee 37208.

With said conveyance(s) being subject to any and all existing restrictions encumbrances, and easements of record.

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.

Signature Page(s) Following:

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of April 4, 2018.

GRANTOR

Will Eubanks,

STATE OF MISS)
COUNTY OF Lafayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Will Eubanks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of March, 2018.

Notary Public

STATE OF MISSISSIPPI
PAMELA J. FRIERSON
ID No
20771
NOTARY PUBLIC
Comm Expires
August 30, 2020
LAFAYETTE COUNTY

My Commission Expires: 8/30/20

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 245, WERTHAN LOFTS IV AND V CONDOMINIUMS, PHASE V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, 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 Will Eubanks from Werthan V. Lofts, LLC by Warranty Deed dated April 3, 2015, and recorded in the Register of Deed's Office for Davidson County, Tennessee as Instrument Number 20150407-0030321.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325.

Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130 and Book 11625, Page 280 and Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717.

License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099.

Easement for Public Utilities and Drainage recorded at Instrument No. 20120831-0079083.
Charter of Homeowners Association recorded at Instrument Nos. 20031027-0157822 and 20080111-0003459.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deeds of record in Instrument No. 20031023-0157113, as amended by instrument(s) of record in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776 and 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210.

Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114.

Easement for Light, Air and View recorded in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860.

Easement for Public Water recorded in Instrument No. 20070906-0106750.

Easement for Alley recorded in Book 4718, Page 619.

Easement for Storm Drainage recorded in Instrument No. 20061113-0139884.

Easements recorded in Book 175, Page 137 and Book 1291, Page 593.

Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906.

Easement for Storm Water Facilities and Systems recorded at Instrument No. 20120831-0078810.

Easement for Parking recorded at Instrument No. 20050202-0012491.

Rights of Tenants in Possession under any unrecorded leases.

Subject to any Party wall(s) situated partly on the insured property and party on adjoining properties.

Terms and provisions of unrecorded option agreement between Charles Jones and Brent Coursey dated December 2003.

Matters shown on Survey of Germantown Lands (No. 05043) dated October 12, 2005, prepared by L. Kevin Morehead, RLS No. 2315, with Initial Point Land Surveying, Inc. All matters as shown on a survey prepared by Kevin Morehead, TN RLS #2315, Initial Point Land Surveying, Franklin, Tennessee 37064, dated December 10, 2007.