Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

G-SP-18-1350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,500.00.

KCA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2018.

VAnderson
Notary Public

MY COMMISSION EXPIRES: _____ (AFFI

Bill Garrett Davidson County
Batch# 94934 DEEDWARR
05/21/2018 01:24:57 PM 2 pgs
Fees: $13.00 Taxes: $1,566.95

20180521-0048468

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lew White and Dianne White	New Owner	
(NAME)	(NAME)	**081-12-0B-505.00-CO**
3132 White Cedar Place		
(ADDRESS)	(ADDRESS)	
Thousand Oaks, CA 91362		
(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 consideration, the receipt of which is hereby acknowledged, **ANNA ELIZABETH APPLETON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEW WHITE AND DIANNE WHITE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 401 of Werthan Lofts IV & V Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Werthan Lofts IV and V Condominiums of record in Instrument Number 20070117-0006776, amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 200080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918 and Instrument No. 20140725-0066210, in the 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; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Anna Elizabeth Appleton, unmarried by Warranty deed from John W. Diggs and Elizabeth C. Diggs, married of record in Instrument No. 20141217-0115407 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 17, 2014.

This conveyance is subject to:
• Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001325, Register's Office of Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV and V Condominiums of record in Instrument Number 20070103-0001325, Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument No. 20130222-0018099, Instrument No. 20131230-0130918 and Instrument No. 20140725-0066210 and Scrivener's Affidavit recorded in Instrument No. 20150205-0011062, Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument No. 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.

- Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Instrument No. 20070906-0106750, in the Register's Office for Davidson County, Tennessee.
- Easement for Light, Air and View of record in Instrument No. 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
- Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.
- Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee
- Grant of Easement for driveway and Walking Access of record in Instrument No. 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Parking (Phase III) of record in Instrument No. 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities & Drainage record in Instrument No. 20120831-0079083, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for Davidson County, Tennessee.
- License Agreement of record in Instrument Number 20090526-0048069 and amended in Instrument No. 20130222-0018099, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1350 Rosa L. Parks Blvd. #401, Nashville, Tennessee 37208-2594**.

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 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 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 the 15th DAY OF MAY, 2018.

Anna E. Appleton

Anna Elizabeth Appleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA ELIZABETH APPLETON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212