THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180416021

Bill Garrett Davidson County
Batch# 96348 **DEEDWARR**
05/24/2018 12:25:01 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20180524-0049906

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 5, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $565,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John James Ball 1410 Rosa L Parks Blvd Apt 60 Nashville TN 37208	New Owner	Tax Parcel ID No. 081120B02100CO

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, **Bruce A. Mitchell and Karen B. Mitchell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John James Ball** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: aka John Ball

Land in Davidson County, Tennessee, being Unit No. 21 together with the Allocated Parking Spaces, Allocated Basement Storage Area, and the appurtenant interest in the common areas of The Lofts at Werthan Mills, a horizontal property regime as established by the Master Deed for The Lofts at Werthan Mills Condominiums, recorded as Instrument No. 20031023-0157113, as amended by the First Amendment of record in Instrument No. 20040521-0059936, as amended by the Second Amendment of record as Instrument No. 20040712-0082926, as amended by the Third Amendment of record as Instrument No. 20050202-0012489, as amended by the Fourth Amendment of record as Instrument No. 20051230-156950, and as amended by the Fifth Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "D" to the Master Deed.

Being the same property conveyed to Bruce A. Mitchell and wife, Karen B. Mitchell by Warranty Deed from Michael I. Angarole and wife, Karen R. Angarole, recorded on the 1st day of October, 2010 in Instrument No. 20101001-0078704, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9183, Page 130 and Book 11625, Page 280 (Phillips Jackson Street Redevelopment Project).

Charter of Homeowners Association recorded at Instrument No. 20031027-0157822.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE LOFTS AT WERTHAN MILLS Condominium 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 and 20060901-0108138; also subject to easements, rights and interests 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 building thereon.

Agreement recorded in Instrument No. 20090526-0048069.

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

Easement for Parking, recorded in Instrument No. 20050202-0012491.

Easement recorded in Book 175, Page 137, Book 1291, Page 593 and Book 4718, Page 619.

This is improved property located at 1410 Rosa L Parks Blvd Apt 60 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of May, 2018.

Bruce A. Mitchell
by _____, Attorney in Fact
Bruce A. Mitchell
By: Will Chapman, Attorney in Fact

Karen B. Mitchell
by _____, Attorney in Fact
Karen B. Mitchell
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, 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, and who further acknowledged that he is the Attorney-in-Fact for Bruce A. Mitchell and Karen B. Mitchell and that he is authorized by Bruce A. Mitchell and Karen B. Mitchell to execute this instrument on their behalf.

WITNESS my hand, at office, this 18th day of May, 2018.

_____
Notary Public

