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

CRT File No. 180516166

Bill Garrett Davidson County
Batch# 110398 **DEEDWARR**
06/29/2018 09:16:04 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180629-0062926

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Margaret Louisa Lovelace Dunn
Affiant

Subscribed and sworn to before me, this25th day of June, 2018.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lucy Hughes and J. Gary Hughes 1350 Rosa L Parks Blvd #236 Nashville TN 37208	New Owner	Tax Parcel ID No. 081-12-0T-236.00CO

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, **Margaret Louisa Lovelace Dunn, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lucy Hughes, a single woman and J. Gary Hughes, a married man**Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 236, WERTHAN LOFTS IV AND V CONDOMINIUMS, PHASE V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205-0011062, amended at Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078 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 Margaret Louisa Lovelace Dunn, a single person by Warranty Deed from Werthan V Lofts, LLC, recorded on the 22nd day of June, 2015 in Instrument No. 20150622-0059310, 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.

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, Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717.
Terms and provisions of the Articles of Organization of Werthan IV, LLC, recorded in Instrument No. 20051012-0123079, amended and restated at Instrument No. 20060728-0091775.

Terms and provisions of the Articles of Organization of Werthan V, LLC , recorded in Instrument No. 20060711-0083412; Acknowledgement of Conversion recorded at Instrument Nos. 20120126-0007567 and 20130102-0000357 .

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, Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, 20071220-0146056; correction at 20080118-0006036, 20080111-0003459, 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20130222-0018099, 20131230-0130918, 20140725-0066210 and 20150225-0016078; 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.

Easement for Public Utilities and Drainage recorded at Instrument Nos. 20120831-0078810 and 20120831-0079083.

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

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 Nos. 20061113-0139906 and 20120831-0078810.
Easement for Parking recorded at Instrument No. 20050202-0012491.

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

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

Agreement recorded at Instrument Nos. 20090526-0048069 and 20130222-0018099.
Terms and provisions of unrecorded option agreement between Charles Jones and Brent Coursey dated December 2003.

This is improved property located at 1350 Rosa L Parks Blvd #236 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 25th day of June, 2018.

Margaret Louisa Lovelace Dunn

Margaret Louisa Lovelace Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 25th day of June, 2018.

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public