Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 111886 DEEDWARR
07/03/2018 08:53:02 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20180703-0064244

W-FSBO-18-1350-366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019 (AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Amelia Miller	CapStar Bank	
(NAME)	(NAME)	**81-12-T-366.00CO**
1350 Rosa L. Parks Boulevard #366	2002 Richard Jones Rd. Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37215	
(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, **SARAH ASHLEY JENNEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMELIA MILLER,** an unmarried woman 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 366 of the Werthan Lofts IV and V Condominiums, Phase 5, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, as corrected by Affidavit of record in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, as corrected by Affidavit in Instrument No. 20150205-0011062, and further amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and Instrument No. 20150225-0016078, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. For further reference see Exhibit "B-3" to the Amendment No. 7 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No. 20140725-0066210, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sarah Ashley Jenney, a single woman, by Warranty Deed from Werthan V Lofts, LLC, recorded December 23, 2014 in Instrument No. 20141223-0117174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325 , Register's Office of Davidson County, Tennessee.
- 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, Register's Office of Davidson County, Tennessee.
- License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099, Register's Office of Davidson County, Tennessee. .
- Easement for Public Utilities and Drainage recorded at Instrument No. 20120831-0079083, Register's Office of Davidson County, Tennessee. .
- Charter of Homeowners Association recorded at Instrument Nos. 20031027-0157822 and 20080111-0003459, Register's Office of Davidson County, Tennessee. .
- 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, corrrected at Instrument No. 20150205-0011062, amended at Instrument Nos. 20110713-0053571, 20120723-0064381,

201301230-0130918, 20140725-0066210 and 20150225-0016078, Register's Office of Davidson County, Tennessee.
• Easement for Driveway and Walkway Access recorded in Instrument No. 20031023-0157114, Register's Office of Davidson County, Tennessee. .
• Easement for Light, Air and View recorded in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860, Register's Office of Davidson County, Tennessee. .
• Easement for Public Water recorded in Instrument No. 20070906-0106750, Register's Office of Davidson County, Tennessee.
• Easement for Alley recorded in Book 4718, Page 619, Register's Office of Davidson County, Tennessee. .
• Easement for Storm Drainage recorded in Instrument No. 20061113-0139884, Register's Office of Davidson County, Tennessee.
• Easements recorded in Book 175, Page 137 and Book 1291, Page 593, Register's Office of Davidson County, Tennessee.
• Storm Water Detention Agreement recorded at Instrument No. 20061113-0139906, Register's Office of Davidson County, Tennessee.
• Easement for Stormwater Facilities and Systems recorded at Instrument No. 20120831-0078810, Register's Office of Davidson County, Tennessee.
• Easement for Parking recorded at Instrument No. 20050202-0012491, Register's Office of Davidson County, Tennessee.
• 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1350 Rosa L. Parks Boulevard #366, Nashville, Tennessee 37208**.

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 2nd DAY OF JULY, 2018.

Sarah Ashley Jenney by Kathy Jenney Attorney in Fact

Sarah Ashley Jenney by Kathy Jenney,
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, KATHY JENNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH ASHLEY JENNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH ASHLEY JENNEY.

Witness my hand and official seal, this the 2nd of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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