WARRANTY DEED

Bill Garrett Davidson County
Batch# 135453 DEEDWARR
08/31/2018 09:28:39 AM 2 pgs
Fees: $13.00 Taxes: $1,842.60

20180831-0086458

O-KW-18-1400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
John Thomas Snow and Stacy Snow	**USAA Federal Savings Bank**	
(NAME)	(NAME)	
1400 Rosa L Parks Blvd. #302	**10750 McDermott Freeway**	**081-12-0B-302.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78288-0558**	
(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, **BARBARA HAHN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN THOMAS SNOW AND STACY SNOW, 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:

Land in Davidson County, Tennessee, being Unit No. 302 together with the allocated Parking Space and the appurtenant interest in the common elements of the Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-000828926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument 20060901-0108138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached to said Master Deed as Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to Barbara Hahn, unmarried by Warranty deed from The Lofts at Werthan Mills, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050428-0047358, Register's Office for Davidson County, Tennessee, dated April 26, 2005 and recorded on April 28, 2005.

This conveyance is subject to:
• Taxes for the year 2018 and thereafter, a lien not yet due and payable;
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-156950, Instrument No. 20060901-0108138, 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, in the Register's Office for Davidson County, Tennessee;
• Amended and Restated of record in Instrument Number 20050128-0010691, in the Register's Office for Davidson County, Tennessee;
• Amended and Restated Articles of Organization of The Lofts at Werthan Mills, LLC of record in Instrument Number 20031017-0153840, in the Register's Office for Davidson County, Tennessee;
• Articles of Organization of Lofts at Werthan Mills III, LLC of record in Instrument Number 20041228-0152779, in the Register's Office for Davidson County, Tennessee;
• Easement for Driveway and Walkway Access of record in Instrument Number 20031023-0157114, 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 Easement of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee;
- Charter for HOA of record in Instrument Number 20031027-0157822, in the Register's Office for Davidson County, Tennessee;
- Easement of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee;
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Rosa L Parks Blvd. #302, 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 20th DAY OF AUGUST, 2018.

Barbara Hahn by Will Grones Attorney in fact

Barbara Hahn by Will Grones, 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 Grones, 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 BARBARA HAHN, and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA HAHN.

Witness my hand and official seal, this the 20th of August, 2018.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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