WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142034 **DEEDWARR**
09/18/2018 08:11:06 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180918-0092275

W-VRES-18-1400-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/6/21
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2021

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)
Joseph Shane Quick	**New Owner**	
(NAME)	(NAME)	
1400 Rosa L Parks Boulevard #318		**081-12-0B-318.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **NATHAN MICHAEL BAUGH, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH SHANE QUICK, UNMARRIED,** 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. 318. as shown on the Lofts at Werthan Mills, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record as Instrument No. 20031023-0157113, as amended in instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, and Instrument No. 20051230-0156950, Register's Office for Davidson County, Tennessee, together with the allocated parking spaces and with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Nathan Michael Baugh, an unmarried person by Warranty deed from Warren Michael Lyng, unmarried of record in Instrument No. 20140523-0044780 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 23, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Charter for HOA of record in Instrument Number 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, Instrument 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, 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.
- Driveway and Walkway Access Easement of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
- Assignment of Leases and Rental Rights of record in Instrument Number 20140117-0004998, in the Register's Office for Davidson County, Tennessee.
- License Agreement of record in Instrument Number 20090526-0098069 and amended in Instrument No. 20130222-0018099, in the Register's Office for Davidson County, Tennessee.
- Utility and Drainage Easement of record in Instrument Number 20120831-0079083, in the Register's Office for Davidson County, Tennessee.
- Storm Drainage Easement of record in Instrument Number 20061113-0139884, in the Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Instrument Number 20061113-0139906, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Instrument Number 20070906-0106750, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20080111-0003459, in the Register's Office for Davidson County, Tennessee.
- Easement for Light, Air and View of record in Instrument Number 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Subject to all HOA dues and any HOA fees.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Rosa L Parks Boulevard #318, 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 5th DAY OF SEPTEMBER, 2018.

Nathan Michael Baugh

Laura Kate Baugh
**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN MICHAEL BAUGH*, 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 5th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

*and Laura Kate Baugh

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

****Laura Kate Baugh executes this instrument to convey any marital interest she may have in the subject property.**