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

CRT File No. 180817318

Karen Y Johnson Davidson County
Batch# 146218 **DEEDWARR**
09/27/2018 03:23:18 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20180927-0096038

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Affiant

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

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Coon and Cassandra Isenhower Coon 1400 Rosa L Parks Blvd #134 Nashville TN 37208	New Owner	Tax Parcel ID No. 081120B13400CO

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, **Russell L. Holman, III. and Laura Ann Holman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Coon and Cassandra Isenhower Coon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Andrew

Land in Davidson County, Tennessee, being Unit No. 134, 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 #20031023-0157113, as amended in Instrument #20040521-0059936, Instrument #20040712-0082926, Instrument #20050202-0012489, Instrument #20051230-0156950 and Instrument #20060901-0108138, RODCT; said unit being depicted on the site plan attached to said Master Deed as an exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from Michael Kimbrell, unmarried to Russell L. Holman, III and Laura Ann Holman, husband and wife, as recorded on the 27th day of October, 2016 in Instrument No. 20161027-0113564 and Warranty Deed from Adam Gibson and wife, Kelly Gibson to Michael Kimbrell, a single person, as recorded on the 3rd day of June, 2009 in Instrument No. 20090603-0051525, 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 Restrictive Covenants recorded in Book 9183, Page 130 and Book 11625, Page 280.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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.

License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099.

Easement recorded in Book 175, Page 137, Book 1291, Page 593, Book 4718, Page 619 and Instrument Nos. 20031023-0157114 and 20050202-0012491.

This is improved property located at 1400 Rosa L Parks Blvd #134 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 September, 2018.

Russell L. Holman, III.

Laura Ann Holman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell L. Holman, III., and Laura Ann Holman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022