# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162522 **DEEDWARR**
11/20/2018 09:16:41 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20181120-0114021

State of Tennessee
County of ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MATTHEW H RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| John R. Essary | RoundPoint Mortgage Company | 081-12-0-T-248.00 CO |
| (NAME) | (NAME) | |
| 1350 Rosa L. Parks Blvd., Number 248 | 5016 Parkway Plaza Blvd., Bldg. 6 and 8 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Charlotte, NC 28217 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Canolia Lacy Green, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Essary and Sarah D. Essary, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 248 on the Plan of 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 in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit in Instrument No. 20080118-0006036, amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Canolia Lacy Green, a single person, by Warranty Deed from Werthan V Lofts, LLC, dated April 27, 2015, of record in Instrument No. 20150501-0039701, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1350 Rosa L. Parks Blvd., Number 248, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

**This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20070103-0001325; Restrictions of record in Instrument No. 20020425-0051069; Book 9183, page 130; Book 11625, page 280; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717; Master Deed establishing a Horizontal Property Regime of Werthan Lofts IV and V Condominiums, of record in Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080211-0013846, Instrument No. 20080118-0006036, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078; Easements of record in Instrument No. 20061113-0139906, Instrument No. 20050202-0012491, Instrument No. 20080117-0005376, Instrument No. 20080118-0005860; Book 4718, page 619; Instrument No. 20031023-0157114, Instrument No. 20070906-0106750 and Instrument No. 20061113-0139884; Easement License Agreement of record in Instrument No. 20090526-0048069 and Instrument No. 20130222-0018099; Easement for public utilities of record in Instrument No. 20120831-0079083; Articles of Incorporation/ Charter of record in Instrument No. 20031027-0157822 and Instrument No. 20080111-0003459; Easement of record in Book 175, page 137 and Book 1291, page 593; Easement for stormwater facilities of record in Instrument No. 20120831-0078810; Subject to the terms and provisions of unrecorded option agreement between Charles Jones and Brent Coursey dated December 2003; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 16th day of November, 2018.

Canolia Lacy Green

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Canolia Lacy Green, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28570

