Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

Karen Y Johnson Davidson County
Batch# 164389 **DEEDWARR**
11/21/2018 11:23:03 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20181121-0114605

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $287,000.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2018.

Notary Public

My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Margaret Lewis** | **New Owner** | **081-12-0-T-341.00CO** |
| **POB 133** | | |
| **Carthage, TN 37030** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Robert Longhurst, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Margaret Lewis**

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:

Map/Parcel 081-12-0-T-341.00CO

Land in DAVIDSON County, Tennessee, being Unit No. 341, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record as Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded as Instrument No. 20090421-0036270, amended as Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded as Instrument No. 20080118-0006036, amended as Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Robert Longhurst, a single man, by Warranty Deed, from Werthan V Lofts, dated October 15, 2014, of record in Instrument No. 20141023-0097880, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, amended in Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150205-0011062, Instrument No. 20150225-0016078, and Instrument No. 20150417-0034105, Register's Office for DAVIDSON County, Tennessee.
License Agreement of record in Instrument No. 20090526-0098069, amended in Instrument No. 20130222-0018099, Register's Office for DAVIDSON County, Tennessee.

Ingress and Egress Easement of record in Instrument No. 20031023-0157114, Register's Office for DAVIDSON County, Tennessee.
Assignment of Leases and Rental Rights of record in Instrument No. 20140117-0004998, Register's Office for DAVIDSON County, Tennessee.
Utility and Drainage Easement of record in Instrument No. 20120831-0079083, Register's Office for DAVIDSON County, Tennessee.
Grant of Easement for Parking of record in Instrument No. 20050202-0012491, Register's Office for DAVIDSON County, Tennessee.
Storm Drainage Easement of record in Instrument No. 20061113-0139884, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20061113-0139906, Register's Office for DAVIDSON County, Tennessee.
Restrictions for Phillip-Jackson Street Re-Development Plan of record in Book 9183, Page 130, Book 11625, Page 280, and Instrument No. 20020425-0051069, 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for DAVIDSON County, Tennessee.
Easement for 15 Foot Alley and Utilities Easement of record in Book 4718, Page 619, Register's Office for DAVIDSON County, Tennessee.
Water Line Easement of record in Instrument No. 20070906-0106750, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20080111-0003459, Register's Office for DAVIDSON County, Tennessee.
Easement for Light, Air and View of record Instrument No. 20080117-0005376 and Instrument No. 20080118-0005860, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 1291, Page 593, Register's Office for DAVIDSON County, Tennessee.
Railroad Line Easement of record in Book 175, Page 137, Register's Office for DAVIDSON County, Tennessee.
Subject to lien for special assessment contained in DCCR's/Master Deed.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1350 Rosa L Parks Boulevard, Unit 341, Nashville, TN 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 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.

Witness my/our hand(s) this 19th day of November, 2018.

Robert Longhurst by Attorney in Fact
Robert Longhurst
By: Russell J. McCann, Attorney-in-Fact

*Elena Longhurst, spouse of Robert Longhurst, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Elena Longhurst by Attorney in Fact
Elena Longhurst
By: Russell J. McCann, Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Robert Longhurst and wife, Elena Longhurst, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Robert Longhurst and wife, Elena Longhurst, and is authorized by Robert Longhurst and wife, Elena Longhurst to execute this instrument on his/her behalf.

Witness my hand, at office, this 19th day of November, 2018.

Notary Public

My Commission Expires:_____

File #: **180461JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

ALICIA R HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY

MY COMM... JULY 25, ... S: