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

CRT File No. 181118503

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $282,500.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2018.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Karen Y Johnson Davidson County
Batch# 180090 DEEDWARR
01/03/2019 10:53:18 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20190103-0000697

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ann Psaltiras 1350 Rosa L. Parks Blvd #204 Nashville TN 37208	New Owner	Tax Parcel ID No. 081-12-0B-442.00 CO

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, **Phillip W Lee and Mary Ann Lee, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Artemis Psaltiras, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 204 , WERTHAN LOFTS IV AND V CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener' s Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to PHILLIP W. LEE and MARY ANN LEE, HUSBAND AND WIFE, by deed from STEVEN W. BARKER AND WIFE, DONNA L. BARKER, of record in Instrument No. 20131021-0109821, dated September 27, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 081-12-0B-442.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20070103-0001325, said Register's Office.

Dedication of Easement of record in Book 4718, page 619, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20061113-0139884, said Register's Office.

Agreement for Dedication of Easement for Public Utilities and Drainage of record in Instrument No. 20120831-0079083, Instrument No. 20120831-0078863, said Register's Office.
Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, said Register's Office.

Agreement for Dedication of Easement for Public Water of record in Instrument No. 20070906-0106750, said Register's Office.

Grant of Easement for Parking of record in Instrument No. 20050202-0012491, said Register's Office.

License Agreement of record in Instrument No. 20090526-0048069 and amended in Instrument No. 20130222-0018099, said Register's Office.

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, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit of record in Instrument No. 20090421-0036270; amended in Instrument No. 20071220-0146056, which was corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036; Instrument No. 20080211-0013846; Instrument No. 20110609-0044280; Instrument No. 20110713-0053571; Instrument No. 20120723-0064381; Instrument No. 20131230-0130918; Instrument No. 20140725-0066210 , said Register's Office.

Restrictive Covenants contained in instrument of record in Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, said Register's Office.

Easement for Light, Air and View of record in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20061113-0139906, said Register's Office.

Easement for Storm Water Facilities and Systems of record in Instrument No. 20120831-0078810, said Register's Office.

This is improved property located at 1350 Rosa L. Parks Boulevard #204 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 20th day of December, 2018.

Phillip W Lee

Mary Ann Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip W Lee and Mary Ann Lee, 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 20th day of December, 2018.

Notary Public

My Commission Expires: 8/8/22

KIMBERLY GERTH
Notary Public
State of Wisconsin