Karen Johnson Davidson County
Batch# 223393 DEEDWARR
04/29/2019 12:29:07 PM 2 pgs
Fees: $13.00 Taxes: $1,225.81

20190429-0039238

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-2-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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) |
|---|---|---|
| Alex Ross Wilfand | Highlands Residential | |
| (NAME) | (NAME) | 081-12-0B-320.00-CO |
| 1400 Rosa L Parks Blvd. #320 | 12001 N. Central Expressway #750 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Dallas TX 75243 | |
| (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, **ASHLEY NUTT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX ROSS WILFAND, A SINGLE MAN,** 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. 320, together with the allocated parking 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 No. 20031023-1057113, as amended in Instrument No.20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, and Instrument No.20060901-0108138, Registers Office's for Davidson County, Tennessee: 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 to Ashley Nutt, unmarried woman by Warranty deed from Bret Carr, married of record in Instrument No. 20160719-0073997 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 16, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-156950, Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan in Book 9183, page 130, Book 11625, page 280 and Instrument 20020425-0051069, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20031027-0157822, Register's Office for Davidson County, Tennessee.
- Easement for Driveway and Walkway Access and Easement for Parking in Instrument 20031023-0157114, Register's Office for Davidson County, Tennessee.
- Parking Release of record in Instrument Number 20090526-0048099, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement in Book 1291, page 593, Register's Office for Davidson County, Tennessee.
- Railroad Line Easement in Book 175, page 137, Register's Office for Davidson County, Tennessee.
- Easement for 15 foot Alley and Utilities Easement in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1400 Rosa L Parks Blvd. #320, Nashville, Tennessee 37208.**

The signature of Ashley Nutt is signed by her duly appointed Attorney-in-fact Kate Nyquist, pursuant to the Power of Attorney in Instrument #20190409-0039237, Davidson County, Tennessee.

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 26th DAY OF APRIL, 2019.

Ashley Nutt by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ASHLEY NUTT, and who acknowledged he/she/they executed the same as the free act and deed of the said ASHLEY NUTT.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)




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