WARRANTY DEED

Karen Johnson Davidson County
Batch# 230041 DEEDWARR
05/15/2019 09:06:31 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190515-0045622

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Karen Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2019.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: ARK190311TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Geoffrey T. Crout	Citizens Bank	
(NAME)	(NAME)	
1400 Rosa L Parks Blvd	One Citizens Plaze	081-12-0B-103.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Providence, RI 02903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DELANEY HENRY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY T. CROUT, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS ANDASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OFTENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of The Lofts at Werthan Mills Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument Number 20040521-0059936, Instrument Number 20040712-0082926, Instrument Number 20050202-0012489, Instrument Number 20051230-0156950 and Instrument Number 20060901-0108138, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Delaney Henry, an unmarried woman by Warranty deed from Leah Alexander, a married woman of record in Instrument No. 20070430-0050948 Register's Office for Davidson County, Tennessee, dated April 27, 2007 and recorded on April 30, 2007.

unimproved ☐
This is improved ☒ property, known as 1400 Rosa L Parks Blvd, Unit 103, Nashville, TN 37208
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Delaney Henry, an unmarried woman this 13 day of May, 2019.

Delaney Henry

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13 day of May, 2019, before me personally appeared Delaney Henry, an unmarried woman to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13 day of May, 2019.

Commission Expires: _____

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022