WARRANTY DEED

Karen Johnson Davidson County
Batch# 231552 DEEDWARR
05/17/2019 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190517-0046727

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Butler and Nancy M. Butler	New owner	
(NAME) 1350 Rosa Parks, #313	(NAME)	081-12-0B-484.00CO
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, **MARTIN ANDREW MUNN AND MARY CAROLINE PRINCE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL C. BUTLER AND NANCY M. BUTLER, 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 No. 313, together with the appurtenant interest in the common elements of Werthan Lofts IV & V Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070117-0006776, as amended by Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, and as corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036, and as further amended by Amendment No. 2 to Master Deed of record in Instrument No. 20080211-0013846, and as further amended by Amendment No. 3 to Master Deed of record in Instrument No. 20110609-0044280 and as corrected by Scrivener's Affidavit of record in Instrument No. 20150205-01111062, and as further amended by Amendment No. 4 to Master Deed of record in Instrument No. 20110713-0053571, and as further amended by Amendment No. 5 to Master Deed of record in Instrument No. 20120723-0064381, and as further amended by Amendment No. 6 to Master Deed of record in Instrument No. 20131230-0130918, and as further amended by Amendment No. 7 to Master Deed of record in Instrument No. 20140725-0066210, and as further amended by Amendment No. 8 to Master Deed of record in Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Site Plan Attached as Exhibit B-1 to Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from James Bradford Currie, Trustee of The 2012-3 Currie Trust u/a dated December 25, 2012 (as to 65% interest) and Anna Linnea Currie (as to 35% interest) to Martin Andrew Munn and Mary Caroline Prince, husband and wife as recorded on the 21st day of August, 2017 in Instrument No. 20170821-0085537, Corrected by Scrivener's Affidavit recorded in Instrument No. 20171212-0126518; Quitclaim Deed from James Bradford Currie, Trustee of The A.L. Currie Gift Trust under agreement dated 12/20/1993 to Anna Linnea Currie as recorded on the 21st day of August, 2017 in Instrument No. 20170821-0085536 and Warranty Deed from Monica L. Ramey, unmarried to James Bradford Currie, Trustee of The 2012-3 Currie Trust (as to a 65% interest) and James Bradford Currie, Trustee of The A L Currie Gift Trust (as to a 35% interest) as recorded on the 5th day of June, 2014 in Instrument No. 20140605-0048919, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1350 Rosa Parks, #313, 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.

Witness my hand this 15 day of May, 2019

5/15/19
MARTIN ANDREW MUNN

5/15/19
MARY CAROLINE PRINCE

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Andrew Munn and Mary Caroline Prince, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of May, 2019.

Commission expires:
5-10-2022

Notary Public

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)