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

CRT File No. 190420328

Karen Johnson Davidson County
Batch# 240183 **DEEDWARR**
06/07/2019 09:08:22 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20190607-0054519

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 31st day of May, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brett McCarthy 1350 Rosa L Parks Blvd #255 Nashville TN 37208	New Owner	Tax Parcel ID No. 081-12-0T-255.00CO

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, **Leslie Murphy, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett J. McCarthy, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 255, Werthan Lofts IV and V Condominiums, Phase V, 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 Nos. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected at Instrument Nos. 20150205-0011062, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210 and 20150225-0016078, in the Register's 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 by Warranty Deed from Alfredo A. Rodriguez, an unmarried man to Leslie Murphy, an unmarried woman, as recorded on the 11th day of June, 2018 in Instrument No. 20180611-0055985 and Warranty Deed from Werthan V Lofts, LLC to Alfredo A. Rodriguez an unmarried man, as recorded on the 20th day of February, 2015 in Instrument No. 20150220-0014865, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WERTHAN LOFTS, as recorded in Instrument No. 20070103-0001325.

Covenants, Conditions and Restrictions for Phillips-Jackson Street Redevelopment Plan recorded in Book 9183, Page 130 and Book 11625, Page 280, Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717.

Terms and provisions of the Articles of Organization of Werthan IV, LLC, recorded in Instrument No. 20051012-0123079, amended and restated at Instrument No. 20060728-0091775. Terms and provisions of the Articles of Organization of Werthan V, LLC, recorded in Instrument No. 20060711-0083412; Acknowledgement of Conversion recorded at Instrument Nos. 20120126-0007567 and 20130102-0000357.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20031023-0157113, as amended by instrument(s) of record in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776, Scrivener's Affidavit recorded at Instrument Nos. 20090421-0036270 and 20071220-0146056; correction at Instrument Nos. 20080118-0006036, 20080211-0013846 and 20110609-0044280, corrected at Instrument Nos. 20150205-0011062, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210 and 20150225-0016078; also subject to easements, rights and interests 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 building thereon. Easement for Public Utilities and Drainage, recorded in Instrument Nos. 20120831-0078810 and 20120831-0079083.

Easement for Driveway and Walkway Access, recorded in Instrument No. 20031023-0157114.

Easement for Public Water, recorded in Instrument No. 20070906-0106750.

Easement for Alley, recorded in Book 4718, Page 619.

Easement for Storm Drainage, recorded in Instrument No. 20061113-0139884.

Easements recorded in Book 175, Page 137 and Book 1291, Page 593.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20061113-0139906 and 20120831-0078810.

Easement for Parking, recorded in Instrument No. 20050202-0012491.

Easement for Light, Air and View, recorded in Instrument No. 20080117-0005376, corrected at Instrument No. 20080118-0005860.

Subject to any Party wall(s) situated partly on the insured property and partly on adjoining properties.

Agreement as set forth in instrument recorded in Instrument Nos. 20090526-0048069 and 20130222-0018099.

Terms and provisions of unrecorded option agreement between Charles Jones and Brent Coursey dated December 2003.

This is improved property located at 1350 Rosa L Parks Blvd #255 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 31st day of May, 2019.

Leslie Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Murphy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2019.

Notary Public

My Commission Expires: _____

