Karen Johnson Davidson County
Batch# 248048 DEEDWARR
06/25/2019 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190625-0061362

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 21 day of June, 2019.

Notary Public

My commission expires: 5/22/20

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelcie L. Daniels	**Legacy Home Loans**	**081120B21900CO**
1400 Rosa Parks Boulevard Unit 219	**4004 Hillsboro Pike**	
Nashville, TN 37208	**Nashville, TN 37203**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael Nicastro, single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelcie L. Daniels, an unmarried woman

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. 219, together with the allocated Parking Space 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. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, and Instrument No. 20060901-0108138, Register's Office 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 Michael Nicastro, single man, by Warranty Deed from Clint J. Spaulding, dated September 8, 2015, of record in Instrument No. 20150914-0092854, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

0044280, Instrument No. 20440713-0053571, Instrument No. 20120723-0064381 and Instrument No. 20131230-0130918, said Register's Office.

Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113 and as amendment in Instrument Number 20040521-0059936, Instrument Number 20040702-0082926, Instrument Number 20050202-0012489, Instrument Number 20051230-0156950 and Instrument Number 20060901-0108138 of said Registers Office.

Restrictive Covenants for Phillips Jackson Street Redevelopment District of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument Number 20031027-0157822 of said Registers Office.

HOA Charter of record in Instrument Number 20031027-0157822, said Registers Office.

Gran Easement for Driveway and Walkway Access of record in Instrument Number 20031023-0157114, said Registers Office.

Grant of Easement for Parking of record in Instrument Number 20050202-0012491 and subject unit released in Instrument Number 20090526-0048083, said Registers Office.

All matters including but not limited to sewer line easement set out in Book 1291, Page 593, said Registers Office.

All matters included but not limited to a railroad easement set out in Book 175, Page 137, said Registers Office.

Dedication of easement of record in Book 4718, Page 619, said Registers Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1400 Rosa Parks Boulevard Unit 219, Nashville, TN 37208.

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 in 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.

_____ Date: 6.21.2019
Michael Nicastro

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Nicastro, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of June, 2019.

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, Sarah Carter, 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.

Sarah Carter

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Sarah Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY