THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520885** Karen Johnson Davidson County Batch# 255788 DEEDWARR 07/11/2019 12:51:30 PM 3 pgs Fees: $18.00 Taxes: $1,106.30 20190711-0067748	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2019. Notary Public My Commission Expires: 07-11-2021 LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Christian David Artz 1350 Rosa L Parks Blvd #345 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081120T34500CO

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, **John Whaling, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian David Artz**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 345, 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 No. 20080118-0006036 amended at Instrument Nos. 20080211-0013846, 20110609-0044280, Scrivener's Affidavit recorded at Instrument No. 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 to John Whaling, an unmarried man by Warranty Deed from Werthan V. Lofts, LLC, recorded on the 23rd day of January, 2015 in Instrument No. 20150123-0006694, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2019 and thereafter, not yet due and payable.

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.

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.

This is improved property located at 1350 Rosa L Parks Blvd #345 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 25th day of June, 2019.

John Whaling by Jake Griffin as Attorney-In-Fact

John Whaling by Jake Griffin as 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, Jake Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John Whaling and that he is authorized by John Whaling to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of June, 2019.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).