This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4783

Karen Johnson Davidson County
Batch# 265326 DEEDWARR
08/01/2019 03:26:44 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20190801-0076235

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2019

Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Weslyn Reed 1400 Rosa L Parks Blvd Unit 318 Nashville, TN 37208	New owner of Record	081-12-0B-318.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joseph Shane Quick, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mary Weslyn Reed, single woman** hereinafter called the Grantee(s), his/her/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. 318. as shown on the Lofts at Werthan Mills, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record as Instrument No. 20031023-0157113, as amended in instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, and Instrument No. 20051230-0156950, Register's Office for Davidson County, Tennessee, together with the allocated parking spaces and with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Nathan Michael Baugh, an unmarried person by Warranty deed from Warren Michael Lyng, unmarried of record in Instrument No. 20140523-0044780 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 23, 2014.

Being the same property conveyed to Joseph Shane Quick, unmarried by Warranty deed from Nathan Michael Baugh, a married person of record in Instrument No. 20180918-0092275 Register's Office for Davidson County, Tennessee, dated September 05, 2018 and recorded on September 18, 2018.

This Instrument executed on behalf of _____ ("Principal") by _____ pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 20190801-0076234, Register's Office for Davidson County, Tennessee.

This is ☑ improved or ☐ unimproved property located at: **1400 Rosa L Parks Boulevard, 318, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of July, 2019.

GRANTOR: Joseph Shane Quick By
SQ Attorney In Fact
Joseph Shane Quick by Sondra Moungey, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sondra Moungey, individually and as attorney-in-fact for Joseph Shane Quick, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2019.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Notary Public
My Commission expires: 5/15/2021

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 29th day of July, 2019.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires