PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District ____ Map _____ Group _____ Control Map _____ Parcel _____
081-12-0T-466.00 CO

PAUL BALLOU and wife, ANGELA BALLOU
to
CHRISTOPHER ALLEN STOKES, a single man

Address of New Owner
And Mail Tax Notices to:

1350 Rosa Parks Blvd
#466
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 274967 DEEDWARR
08/22/2019 08:55:31 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20190822-0084280

WARRANTY DEED

For and in consideration of the sum of Three Hundred Fourteen Thousand Dollars ($314,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, PAUL BALLOU and wife, ANGELA BALLOU, have bargained and sold, and by these presents do transfer and convey unto the said CHRISTOPHER ALLEN STOKES, a single man, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 466, 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, 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210 Scrivener's Affidavit of record in Instrument No. 20150205-0011062 and Amendment to Master Deed of record in Instrument No. 20150225-0016078, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

This is the same property which was conveyed to Paul Ballou and wife, Angela Ballou from Lindsey Sherrod and Andrew Sherrod, wife and husband by Warranty Deed dated March 17, 2017, of record in Instrument Number 20170323-0028692, Register's Office of Davidson County, Tennessee. Affidavit of Scrivener's Error recorded on March 23, 2018 as Instrument No. 20180323-0027742, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-19-1350-466

Property Regime of Werthan Lofts IV and V Condominiums, Phase Vof record in Instrument Number 20070103-0001325, Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036. Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument No. 20090526-0048069, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 Instrument No. 20150205-0011062, Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument Number 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.

Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee.

Water Line Easement of record in Instrument Number 20070906-0106750, in the Register's Office for Davidson County, Tennessee.

Easement for Light, Air and View of record in Instrument Number 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.

Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.

Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.

Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.

Grant of Easement for Driveway and Walking Access of record in Instrument Number 20031023-0157114, in the Register's Office for Davidson County, Tennessee.

Grant of Easement for Parking (Phase III) of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee.

Easement for Public Utilities and Drainage of record in Instrument Number 20120831-0079083, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120831-0078810, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.
2019 taxes will be prorated. 2020 and subsequent taxes will be the responsibility of the purchaser.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHRISTOPHER ALLEN STOKES, a single man, his heirs and assigns, forever.

And we do covenant with the said conveyee 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, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said conveyee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 15 day of August, 2019.

PAUL BALLOU

ANGELA BALLOU

STATE OF Tennessee

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL BALLOU and wife, ANGELA BALLOU, 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, at Hartsville (City), TN (State), this 15 day of Aug., 2019.

NOTARY PUBLIC

ASHLEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY

My commission expires: 4/26/23

STATE OF TN
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $314,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 15 day of August, 2019.

REGISTER OR NOTARY PUBLIC

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

My Commission Expires: 11/8/21