Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1528

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall C. Himes, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lucas Wayne Wheeler, ***, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

a single man

Land in Davidson County, Tennessee, being Unit 451, 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 Scriveners Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Registers 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 Randall C. Himes, an unmarried man by Warranty deed from Werthan V. Lofts, LLC of record in Instrument No. 20150203-0010061 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 03, 2015. Randall C. Himes is now married to Allison Himes, who joins in this conveyance to convey any all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1350 Rosa L Parks Blvd #451, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Lucas Wayne Wheeler
1350 Rosa L Parks Blvd #451
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
081-12-0T-451.00-CO

Karen Johnson Davidson County
Batch# 508302 **DEEDWARR**
11/03/2020 11:34:19 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201103-0128511

WITNESS THE EXECUTION HEREOF this 26th day of October, 2020.

Randall C. Himes

Randall C. Himes

Allison Himes

Allison Himes

State of Tennessee)
County of Davidson)

On this 26th day of October, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Randall C. Himes and Allison Himes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 300,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of October, 2020.

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public

My Commission Expires: _____