Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-193

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of January, 2021

Notary Public

Commission Expires: 11-16-23

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 566275 DEEDWARR
02/03/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210203-0015189

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexandra Lawwill 1400 Rosa Parks Boulevard #320 Nashville, TN 37208	New Owner	081-12-0B-320.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Alex Ross Wilfand, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Lawwill, a single person

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. 320, together with the allocated parking 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. 20031023-1057113, as amended in Instrument No.20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, and Instrument No.20060901-0108138, Registers Office's 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 Ashley Nutt, unmarried woman by Warranty deed from Bret Carr, married of record in Instrument No. 20160719-0073997 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 16, 2016.

Being the same property conveyed to Alex Ross Wilfand, a single man by Warranty deed from Ashley Nutt, unmarried of record in Instrument No. 20190429-0039238 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 29, 2019. (Value of consideration shown in aforementioned deed $331,300.00.)

Being also known as 1400 Rosa Parks Boulevard #320 ~~370~~ Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1400 Rosa Parks Boulevard #320, 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 so 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. 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.

Dated this the 29th day of January, 2021.

Alex Ross Wilfand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alex Ross Wilfand** 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.

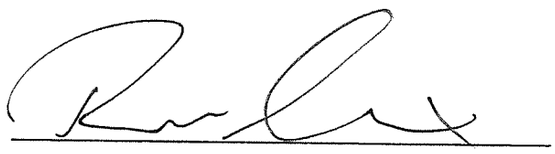
Witness my hand and official seal at Brentwood, Tennessee this 29th day of January, 2021.

Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/28/2024

Certificate of Authenticity

I, Ryan Lux, 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.

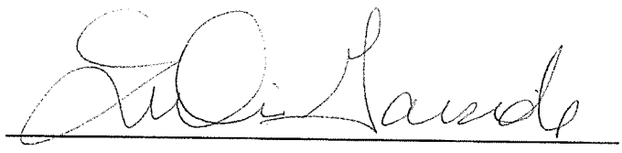


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

