Karen Johnson Davidson County
Batch# 683431 DEEDWARR
07/26/2021 10:39:17 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20210726-0099705

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21M035687

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2021.

Notary Public
My Commission Expires: 6-14-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Mosley 1350 Rosa L Parks Blvd #236 Nashville TN 37208	New Owner	Tax Parcel ID No. 081 12 0T 236.00

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, **Lucy Hughes, a single woman and J. Gary Hughes, a married** man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Mosley**, ("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 236, 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, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205-0011062, amended at Instrument Nos. 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 Lucy Hughes, a single woman and J. Gary Hughes, a married man, by Warranty Deed from Margaret Louisa Lovelace Dunn, unmarried, of record in Instrument No. 20180629-0062926, in the Register's Office of Davidson County, Tennessee, dated June 25, 2018 and recorded on June 29, 2018.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Werthan Lofts, as recorded in Instrument No. 20070103-0001325.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Lofts At Werthan Mills Condominiums 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 and 20060901-0108138; 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Werthan Lofts IV & V Condominiums of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, as amended by instrument(s) of record in Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205-0011062, amended at Instrument Nos. 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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130, Book 11625, Page 280, Instrument No. 20020425-0051069, as amended in Instrument Nos. 20130903-0092714 and 20130903-0092717.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120831-0078810.

Easement recorded in Book 175, Page 137 and Book 1291 and 593.

Easement for Alley, recorded in Book 4718, Page 619.

Easement for Grant of Driveway and Walkway Access, recorded in Instrument No. 20031023-0157114.

Easement for Grant of Parking, recorded in Instrument No. 20050202-0012491.

Easement for Storm Drainage, recorded in Instrument No. 20061113-0139884.

Easement for Public Water, recorded in Instrument No. 20070906-0106750.

Easement for Light, Air, and View, recorded in Instrument No. 20080117-0005376, as corrected in Instrument No. 20080118-0005860.

Easement for Public Utilities and Drainage, recorded in Instrument No. 20120831-0079083.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061113-0139906.
License Agreement as set forth in instrument recorded in Instrument No. 20090526-0048069, as amended in Instrument No. 20130222-0018099.
Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859.

Subject to any Party wall(s) situated partly on the insured property and partly on adjoining
Terms and provisions of unrecorded option agreement between Charles Jones and Brent Coursey dated December 2003

This is improved property located at 1350 Rosa L Parks Blvd #236 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 22nd day of July, 2021.

J. Gary Hughes by [signature] Attorney in Fact
J. Gary Hughes
By: Lucy Hughes, Attorney in Fact

[signature]
Lucy Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for J. Gary Hughes and that she is authorized by J. Gary Hughes to execute this instrument on she behalf.

WITNESS my hand, at office, this 18th day of June, 2018.

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

[signature]
Notary Public