Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 829314 DEEDWARR
03/28/2022 09:04:32 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220328-0035136

O-VG-22-117-30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2023

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **The Mark Schuler and Minako Hofmann Living Trust** | | |
| (NAME) **117 30th Avenue North Apt 702** | (NAME) **New Owner** | **104-02-0W-702.00-CO** |
| (ADDRESS) **Nashville, TN 37203** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP C. PHY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE MARK SCHULER AND MINAKO HOFMANN LIVING TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 702 of the West End Lofts II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for West End Lofts, II Condominiums, of record in Instrument No. 20030701-0091161 and as amended in Instrument No. 20050106-0002529, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of West End Lofts, II Condominiums, of record as set out on Exhibit "D" to the Master Deed of record in Instrument No. 20030701-0091161, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Phillip C. Phy, unmarried by Warranty deed from Emerson C. Harrington and Sarah D. Harrington, husband and wife of record in Instrument No. 20120619-0053484 Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 19, 2012.

**

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 121, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030701-0091161, amended in Instrument No. 20050106-0002529 and Second Amendment to Master Deed and By-Laws recorded in Instrument No. 20151201-0121050, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20041014-0124080 and Instrument No. 20041215-0149415, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

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

**The execution of this instrument is affected by the signature of Adam Jefferson as Attorney-in-Fact for Phillip C. Phy,which Power of Attorney is recorded in Instrument Number 20220328-0035135, said Register's Office.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **117 30th Avenue North Apt 702, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 23 DAY OF MARCH, 2022.

Phillip C. Phy by Adam H. Jefferson attorney in fact

Phillip C. Phy, by his attorney in fact, Adam Jefferson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILLIP C. PHY, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILLIP C. PHY.

Witness my hand and official seal, this the 23rd of March, 2022.

William E Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212