Karen Johnson Davidson County
Batch# 835712 DEEDWARR
04/06/2022 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,627.63
20220406-0040002

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $439,900.00

Affiant

Subscribed and sworn to before me this 25th day of March, 2022.

Notary Public
My commission expires: 2/12/2026

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cataldo J. Urso 1350 Rosa L. Parks Blvd # 463 Nashville, TN 37208	Legacy Home Loans, LLC DBA Steadfast Mortgage 4004 Hillsboro Pike, Suite 216B Nashville, TN 37215	081-12-0B-003-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Samuel Warlick, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Cataldo J. Urso, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 463, 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 No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918 and Instrument No. 20140725-0066210, in the Register's Office for 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 Samuel Warlick, an unmarried man, by deed from Karolina Szablewska-Olejarz, married of record in Instrument No. 20200729-0083646, Register's Office for Davidson County, Tennessee, and dated July 28, 2020.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Werthan Lofts IV Condominiums of record in Instrument No. 20070103-0001325 Register's Office for Davidson County, Tennessee.

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

3. Water Line Easement of record in Instrument No. 20070906-0106750 Register's Office for Davidson County, Tennessee.

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

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

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

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

8. Grant of Easement for driveway and walking access of record in Instrument No. 20031023-0157114 Register's Office for Davidson County, Tennessee.

9. Grant of Easement for Parking (Phase III) of record in Instrument No. 20050202-0012491 Register's Office for Davidson County, Tennessee.

10. Easement for Public Utilities & Drainage of record in Instrument No. 20120831-0079083 Register's Office for Davidson County, Tennessee.

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120831-0078810 Register's Office for Davidson County, Tennessee.

12. Subject to the Master Deed, recorded as Instrument #20070103-0001325, 20031023-0157113, 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776, 20071220-0146056, 20080118-0006036, 20080211-0013846, 20090421-0036270, 20110609-0044280, 20110713-0053571, 20120723-0064381, Agreement in Instrument No. 20090526-0048069, 20130222-0018099, 20131230-0130918, 20140725-0066210, 20150205-0011062, 20150225-0016078 in the official records of the Davidson County Register of Deeds.

13. Charter for Werthan Lofts IV & V Condominium Homeowners Association of record in Instrument No. 20080111-0003459, Instrument No. 20051012-0123079, Instrument No.

20060728-0091775, and Instrument No. 20031027-0157822, Register's Office for Davidson County, Tennessee.

14. 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 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1350 Rosa L Parks Boulevard, #463, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of March, 2022.

Samuel Warlick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of March, 2022, before me personally appeared Samuel Warlick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

I, Shelli Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 23rd day of March, 2022

Shelli Engel

Dated 3/25/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Shelli Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 25th day of March, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY