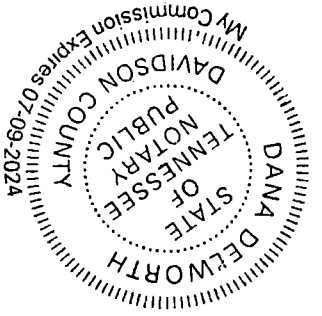
Karen Johnson Davidson County
Batch# 928637 DEEDWARR
10/12/2022 10:59:41 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00

20221012-0111821



THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $500,000.00. **Affiant** Subscribed and sworn to before me, this 7th day of October, 2022. Notary Public My Commission Expires: 07/09/24

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mark Lefebvre 1350 Rosa L. Parks Blvd., #351 Nashville, TN 37208	AmeriSave Mortgage Corp. 3525 Piedmont Rd. NE 8 Piedmont Center Ste 1600 Atlanta, GA 30305	081-12-0T-351.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TREVOR W. HOWELL AND KAREN F. HOWELL, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARK LEFEBVRE, married**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel

G-TN-22-1350-251

of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 351, Werthan Lofts IV and V Condominiums, as established under Master Deed of record as Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded as Instrument No. 20090421-0036270, amended as Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded as Instrument No. 20080118-0006036, amended as Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener's Affidavit recorded as Instrument No. 20150205-0011062, further amended as Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078, 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 Marie Louise Howell, a single person, by deed from Werthan V. Lofts, LLC, of record as Instrument No. 20150424-0036812, dated April 21, 2015, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Trevor W. Howell and Karen F. Howell, husband and wife, by quitclaim deed from Mary Louise Howell, a single person, of record as Instrument No. 20180501-0041329, dated February 20, 2018, said Register's Office.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.

2. Dedication of Easement of record in Book 4718, page 619, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20061113-0139884, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Public Utilities and Drainage of record in Instrument No. 20120831-0079083 and Instrument No. 20120831-0078863, Register's Office for Davidson County, Tennessee.

5. Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Public Water of record in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.

7. Grant of Easement for Parking of record in Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.

8. License Agreement of record in Instrument No. 20090526-0048069 and amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.

9. Master Deed of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936; Instrument No. 20040712-0082926; Instrument No. 20050202-

0012489; Instrument No. 20051230-0156950; and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.

10. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit of record in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, which was corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036, amended in Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, which was corrected by Scrivener's Affidavit of record in Instrument No. 20150205-0011062, amended in Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150225-0016078 and Instrument No. 20220323-0033402, Register's Office for Davidson County, Tennessee.

11. Restrictive Covenants contained in instrument of record in Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.

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

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

14. Easement for Storm Water Facilities and Systems of record in Instrument No. 20120831-0078810, Register's Office for Davidson County, Tennessee.

15. Rights of others in and to party walls.

16. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 1350 Rosa L Parks Boulevard, #351, Nashville, TN 37208

{Signature page to follow}

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of October, 2022.

Trevor W. Howell

Karen F. Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trevor W. Howell and Karen F. Howell, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2022.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026