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

CRT File No. 230544507

Karen Johnson Davidson County
Batch# 1015527 **DEEDWARR**
06/15/2023 11:04:43 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20230615-0045719

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $785,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
C/O Julie Boos P.O. Box 340020 Nashville, TN 37203	New Owner	Tax Parcel ID No. 081 12 0B 318.00

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, **Mary Weslyn Reed, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1400 Rosa L. Parks Blvd Unit 318 Trust**, ("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 No. 318. as shown on the Lofts at Werthan Mills, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record as Instrument No. 20031023-0157113, as amended in instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, and Instrument No. 20051230-0156950, Register's Office for Davidson County, Tennessee, together with the allocated parking spaces and with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mary Weslyn Reed, single woman, by Warranty Deed from Joseph Shane Quick, an unmarried man, of record in Instrument No. 20190801-0076235, in the Register's Office of Davidson County, Tennessee, dated July 29, 2019 and recorded on August 01, 2019.

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.

Taxes for the year 2023 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 Plat 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 Condominium of record in Instrument No. 20031023-0157113, as amended by instrument(s) of record in Instrument No. 20040521-0059936; Insrument No. 20040712-0082926; Instrument No. 20050202-0012489; Instrument No. 20051230-0156950 and Instrument No. 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 Condominium of record in Instrument No. 20070117-006776, as amended by instrument(s) of record in Instrument No. 20071220-0146056; 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 and amendment recorded in Book 11625, Page 280; Instrument No. 20020425-0051069 and Instrument No. 20130903-0092714.

Easement for Right of Way, recorded in Book 4718, Page 619 and Instrument No. 20050202-0012491.

Easement for Driveway and Walkway Access, recorded in Instrument No. 20031023-0157114.
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 and Corrected in Instrument No. 20080118-0005860.

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

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.

This is improved property located at 1400 Rosa L Parks Blvd Unit 318 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 30th day of May, 2023.

Mary Weslyn Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Weslyn Reed, 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 30th day of May, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025