Karen Johnson Davidson County
Batch# 1018849 DEEDWARR
06/26/2023 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20230626-0048353

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #23-PA-1350-257

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Campbell	**New Owner**	
(NAME)	(NAME)	
1350 Rosa L Parks Boulevard, Unit 257		**081 12 0T 257.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **STEPHEN WAGNER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY CAMPBELL** 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 Unit 257, 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, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205-0011062, amended at Instrument No. 20110713-0053571; Instrument No. 20120723-0064381; Instrument No. 20131230-0130918; Instrument No. 20140725-0066210, and Instrument No. 20150225-0016078 and as Amendment to Bylaws recorded in Instrument No. 20220323-0033402 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 Stephen Wagner, Unmarried, by Warranty Deed from Brandon Lamb, an Unmarried Man, and William Lamb, a Married Man, of record in Instrument No. 20190718-0070180, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 18, 2019.

This conveyance is subject to:
*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 20040521-0059936; Instrument 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 Condominiums of record in Instrument No. 20070117-0006776 and Scrivener's Affidavit recorded in Instrument No. 20090421-0036270, as amended by instrument(s) of record in Instrument No. 20071220-0146056, and Scrivener's Affidavit recorded in Instrument No. 20080118-0006036, amended in Instrument No. 20080211-0013846; Instrument No. 20110609-0044280, and Scrivener's Affidavit recorded in Instrument No. 20150205-0011062 and Further amended in Instrument No. 20110713-0053571; Instrument No. 20120723-0064381; Instrument No. 20131230-0130918; Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078 and as Amendment to Bylaws recorded in Instrument No. 20220323-0033402; 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 No. 20130903-0092714 and Instrument No. 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 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 & 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.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1350 Rosa L Parks Boulevard, Unit 257, 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; 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 22nd day of June, 2023.

Stephen Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2023, before me personally appeared Stephen Wagner, 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 22nd day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 22, 2023.

J. Carlton Drumwright

June 22, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 22, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY