Davidson County DEEDWARR
Recvd: 07/20/07 14:35 2 pgs
Fees:13.00 Taxes:1073.00

20070720-0086694

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First Title & Escrow Co., Inc.
#26747

WARRANTY DEED

G-VRE-07-239

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-14-09 (AFFIX SEAL)

MARY ESTHER CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV 14 2009

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Brooks Harrar	New Owner	093061B20100CO
239 5th Avenue North Unit #201	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		[redacted]
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICOLE R. COOK, [redacted] MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANA BROOKS HARRAR AND HUSBAND, PRAVEEN MISRA, hereinafter called the Grantee(s), their heirs 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 NO. 201, TOGETHER WITH 1 PARKING SPACE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE KRESS LOFTS CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20050429-0048067, AMENDED IN INSTRUMENTS NO. 20060324-0034091, NO. 20070227-0024233 AND NO. 20070419-0047025, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT B-5 TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO NICOLE R. COOK BY DEED DATED FEBRUARY 20, 2007 FRM KRESS LOFTS, LLC OF RECORD IN INSTRUMENT NO. 20070222-0021928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
*This Property was not the primary or marital Residence of said Grantor.
THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2007 CITY/COUNTY TAXES WHICH HAVE BEEN PRORATED BY THE PARTIES AND ASSUMED BY THE GRANTEE.
2. RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN INSTRUMENT NO. 20050429-0048064, REGISTER'S OFFICE FOR DAVIDSON, COUNTY, TENNESSEE, (OMITTING THEREFROM ANY COVENANTS, CONDITIONS OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANTS, CONDITIONS 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).
3. CHARTER OF INCORPORATION OF THE KRESS LOFTS CONDOMINIUMS ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20051128-0142924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS, INCLUDING THE AGREEMENT TO PAY ASSESSMENTS FOR THE MAINTENANCE OF COMMON AREAS, CONTAINED IN THE MASTER DEED (AND BY-LAWS) FOR THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20050429-0048067, AMENDED IN INSTRUMENTS NO. 20060324-0034091. NO. 20070227-0024233 AND NO. 20070419-0047025, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
5. TERMS AND LIMITATIONS IMPOSED BY TENNESSEE HORIZONTAL PROPERTY ACT, T.C.A. § 66-27-101, ET SEQ.
6. SUBJECT TO THE RIGHTS OF A PARTY WALL AS SET FORTH IN THE DEED RECORDED IN BOOK 4946, PAGE 501, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 239 5th Avenue North Unit #201, Nashville, Tennessee 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 17th day of July, 2007.

Nicole R. Cook

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole R. Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903