THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Ruth Andrews Ghanem & Heller, PLLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120039438 DEEDWARR Recvd: 05/30/12 12:05 2 pgs Fees:13.00 Taxes:691.90 20120530-0046688	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,000.00 Affiant Subscribed and sworn to before me this ___th day of May, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Leah Andrews 239 5th Avenue North #504 Nashville, TN 37219	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-06-1B-504.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARK E. FREIFELD and RAYNA HANDELMAN,** husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **LEAH ANDREWS,** unmarried ("Grantee"), her 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. 504, together with two parking spaces and with the appurtenant interest in the common elements of The Kress Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050429-0048067; amended in Instrument Nos. 20060324-0034091; 20070227-0024233; 20070419-0047025; 20071220-0146058; and 20080331-0032083, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hearby made for a more particular description of said unit.

Being the same property conveyed to MARK E. FREIFELD, UNMARRIED, by deed from FREDERICK M. REDWINE, UNMARRIED AND WILLIAM BRADLEY COOK, UNMARRIED, of record as Instrument No. 20100120-0005050, dated January 15, 2010, said Register's Office.

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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

This is improved property located at 239 5th Avenue North, Unit #504, Nashville, TN 37219.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this 25th day of May, 2012.

Mark E. Freifeld by Franklin Pargh attorney-in-fact
MARK E. FREIFELD
by Franklin Pargh, attorney in fact

Rayna Handelman by Franklin Pargh attorney-in-fact
RAYNA HANDELMAN
by Franklin Pargh, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **FRANKLIN PARGH**, attorney in fact for the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MARK E. FREIFELD**, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of May, 2012.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **FRANKLIN PARGH**, attorney in fact for the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **RAYNA HANDELMAN**, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of May, 2012.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My Commission Expires: