THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071429** BILL GARRETT, Davidson County Trans:T20120069262 DEEDWARR Recvd: 09/14/12 10:52 2 pgs Fees:13.00 Taxes:1147.00 20120914-0083560	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $10,000.00. Affiant Subscribed and sworn to before me, this12th day of September, 2012. Notary Public My Commission Expires: May 18, 2014

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Tony W. Breeden 239 5th Ave N #502 Nashville TN 37219	Send Tax Bills To: Tony W. Breeden 533 Church St Suite 178 Nashville, TN 37219	Tax Information: Tax Parcel ID No. 93-61B-502.00CO

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, **Charles S. Golden, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tony W. Breeden, unmarried** ("Grantee"), his 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 502, (the "Unit) THE KRESS LOFTS CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050429-0048067, amended at Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, Scrivener's Affidavit recorded at Instrument No. 20080118-0006035 and 20080331-0032083, (as amended, the "Master Deed") in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Together with the Limited Common Elements appurtent to the Unit and together with and subject to an undivided interest in the General Common Elements and all other rights, privileges, covenants, restrictions, terms, and conditions set forth in the Master Deed.

Being the same property conveyed to Charles S. Golden, unmarried by Warranty Deed from The Kress Lofts, LLC, recorded on the 13th day of November, 2006 in Instrument No. 20061113-0140355, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations.

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

Restrictions recorded in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, Instrument 20020626-0076795 and Instrument 20050124-0008719.

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 KRESS LOFTS CONDOMINIUMS of record in Instrument No. 20050429-0048067 , as amended by instrument(s) of record in Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, Scrivener's Affidavit recorded at Instrument No. 20080118-0006035 and 20080331-0032083 ; 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 as more fully described in such Master Deed.

Charter of The Kress Lofts Condominiums Association, Inc. recorded at Instrument No. 20051128-0142924.

Articles of Incorporation of The Kress Lofts, LLC recorded at Instrument No. 20050218-0018799.

Subject to all matters set out in Quitclaim Deeds recorded at Instrument Nos. 20050429-0048064 and 20050429-0048066.

Located within the Capitol Mall Redevelopment Plan adopted pursuant to Ordinance No. 77-716, as amended by Ordinance Nos. O82-845, O87-1695, O91-1567, O93-774, O97-775, O98-1187, BL2002-1033, BL2004-424 and BL20050124-0008719 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County.

This is improved property located at 239 5th Ave N #502 Nashville TN 37219.

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

And Grantor covenants that he 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 real estate taxes for 2012, and restrictions and easements described herein. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 12th day of September, 2012.

Charles S. Golden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles S. Golden, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2012

Notary Public

My Commission Expires: May 15, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY