BILL GARRETT, Davidson County
Trans:T20130030919 DEEDWARR
Recvd: 04/16/13 09:52 2 pgs
Fees:13.00 Taxes:588.30
20130416-0037555

(2)

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF APRIL, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5290 HOPKINS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Stan Hopkins and Lydia B. Hopkins	same	093-06-1-B 501.00 CO
239 5th Avenue North #501	120 Karley Lane	
Nashville, TN 37219	Florence, AL 35630	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADRIENNE M. ROLL, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES S. HOPKINS , AND WIFE, LYDIA B. HOPKINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 239 5th Avenue North #501, Nashville, TN 37219

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/or 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/or 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 hand on the 12th day of April, 2013..

Adrienne M. Roll
Adrienné M. Roll

Keith A. Roll by Adrienne M. Roll, attorney-in-fact
Keith A. Roll by Adrienne M. Roll, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of April, 2013, before me personally appeared Adrienne M. Roll to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Keith A. Roll, and acknowledged that she executed the same as the free act and deed of said Keith A. Roll.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 12th day of April, 2013.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

file # 13-C5290 HOPKINS

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit K501, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument 20050429-0048067, amended at Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, corrected at Instrument Nos. 20080118-0006035 and 20080331-0032083, 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 by Warranty Deed from Moses Maxen, unmarried to Adrienne M. Roll, married as recorded on the 3rd day of January, 2011 in Instrument No. 20110103-0000597 and Warranty Deed from Alonda B. Wood and Brent D. Lautenschlegar, wife and husband to Moses Maxen, an unmarried man as recorded on the 23rd day of January, 2007 in Instrument No. 20070123-0009174, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Keith A. Roll pursuant to a power of attorney executed by the same on APRIL 3, 2013, and being filed for in Instrument # 20130416-0037554, Register's Office for Davidson County, Tennessee.

Keith A. Roll joins in this conveyance to convey any marital interest he may have in subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions recorded in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, Instrument 20020626-0076795 and Instrument 20050124-0008719 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. 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; 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.

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

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

g. 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.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.