BILL GARRETT, Davidson County
Trans:T20130032381 DEEDWARR
Recvd: 04/19/13 11:58 3 pgs
Fees:18.00 Taxes:1957.30

20130419-0039176

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of April, 2013.

(Affix Seal)

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20130071

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tony W. Breeden	SAME	093.06-1B-635.00 CO
231 5th Avenue North, Unit 502		
Nashville, TN 37219		

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, we, **David C. Dorris, unmarried, a 37.50% undivided interest, William Ryan Long, unmarried, a 37.50% undivided interest, and Andrew Kelley, unmarried, a 25% undivided interest, all as tenants in common**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby sell, grant, transfer and convey unto **Tony W. Breeden, an unmarried man**, hereinafter called the Grantee(s), his heirs and assigns, absolutely and in fee simple, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

BEING UNIT FD 502, ALONG WITH TWO PARKING SPACES, THE KRESS LOFTS, PHASE II, AS SET FORTH IN EXHIBITS B-1 AND E-1 OF AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080118-0006035, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Together with the Limited Common Elements appurtenant to the Unit and an undivided interest in the General Common Elements of the project as described in the Master Deed.

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 (defined hereafter) and its attachments and amendments whether now existing or hereafter recorded.

Being the same property conveyed to David C. Dorris, unmarried, a 37.50% undivided interest, William Ryan Long, unmarried, a 37.50% undivided interest, and Andrew Kelley, unmarried, a 25% undivided interest, all as tenants in common from Art Avenue Lofts, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated May 23, 2008 and recorded June 4, 2008 in Instrument #20080604-0057346, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 231 5th Avenue North, Unit 502, Nashville, TN 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, tenements, rights, privileges, appurtances, title, and interest thereto belonging or otherwise appertaining or held or enjoyed therewith unto to the said GRANTEE, his heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to sell and convey it, and that the same is unencumbered, unless otherwise set forth on Exhibit A attached hereto; 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, his 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 April, 2013

David C. Dorris

William Ryan Long

Andrew Kelley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named David C. Dorris, William Ryan Long and Andrew Kelley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 17th day of April, 2013.

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2013, a lien, but not yet due and payable.

2. Master Deed of record in Instrument #20050429-0048067, as amended in Instrument #20071220-0146058,as corrected in Instrument #20080118-0006035, and as further amended in Instrument #20080331-0032083, Register's Office for Davidson County, Tennessee (collectively, the "Master Deed").

3. HOA Charter of record in Instrument #20051128-0142924, Register's Office for Davidson County, Tennessee.