WARRANTY DEED

G-PP-13-231

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,600.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2013

Notary Public

MY COMMISSION EXPIRES: October 11, 2016
(AFFIX SEAL)

MICHELLE S GLOBB NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chadwick L. Warrix	4500 Franklin Pk (NAME)	093-06-18-617.00CO
231 5th Avenue North #307 (ADDRESS)	Nashville, TN 37204 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	93-6-1-B-617.00 CO

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 DINESH NANDAN AND WIFE, NANCY MEI LEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHADWICK L. WARRIX AND LORA D. WARRIX, HUSBAND AND WIFE ; 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 FD 307, THE KRESS LOFTS CONDOMINIUMS, PHASE II, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20071220-0146058, CORRECTED AT INSTRUMENT NO. 20080118-0006035 AND AMENDED AT INSTRUMENT NO. 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 TO DINESH NANDAN AND WIFE, NANCY LEE BY WARRANTY DEED FROM ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 15TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080415-0038149, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID NANCY LEE IS ONE AND THE SAME AS NANCY MEI LEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; COVENANTS, CONDTIONS AND RESTRICTIONS AS SET OUT IN QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20051201-0144514 AND BOOK 7423, PAGE 374 AMENDED IN BOOK 8027, PAGE 865, BOOK 9208, PAGE 613, BOOK 10512, PAGE 464 AND INSTRUMENT NOS. 20020626-0076795 AND INSTRUMENT NO. 20050124-008719; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050429-0048067, AS AMENDED BY INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058 SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20080118-0006035 AND AMENDED IN INSTRUMENT NO. 20080331-0032083; APPLICATION OF RECORD IN INSTRUMENT NO. 20061127-0145769; MEMORANDUM OF LEASE OF RECORD IN BOOK 8690, PAGE 320 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 231 5th Avenue North #307, Nashville, Tennessee 37212
(House Number) (Street) (PO 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.

BILL GARRETT, Davidson County
Trans:T20130033610 DEEDWARR
Recvd: 04/24/13 13:16 2 pgs
Fees:13.00 Taxes:831.76
20130424-0040688

Witness my/our hand(s) this 18th day of April, 2013.

Dinesh Nandan by John Gleaves,
Attorney in Fact

Nancy Mei Lee by John Gleaves,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES 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 DINESH NANDAN AND NANCY MEI LEE and who acknowledged he executed the same as the free act and deed of the said DINESH NANDAN AND NANCY MEI LEE.

Witness my hand and official seal, this the 18th day of April, 2013.

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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