WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130035670 DEEDWARR
Recvd: 04/30/13 15:14 2 pgs
Fees:13.00 Taxes:591.63

20130430-0043187

G-RR-13-239-308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th (30) DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline Pekarsky (NAME)	**Mortgage Investors Group** (NAME)	
239 5th Avenue North #308 (ADDRESS)	**8320 East Walker Springs Lane #200** (ADDRESS)	**93-6-1-B-308.00 CO**
Nashville, TN 37219 (CITY) (STATE) (ZIP)	**Knoxville, TN 37923** (CITY) (STATE) (ZIP)	

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 **JANIE E. HOOD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROLINE PEKARSKY, A SINGLE PERSON,** 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 308 AND 1 PARKING SPACE, 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, 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 FINAL DECREE AS RECORDED ON THE 7TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110407-0026859; AFFIDAVIT REGARDING SCRIVENER'S ERROR AS RECORDED ON THE 17TH DAY OF MAY, 2012 IN INSTRUMENT NO. 20120517-0043000 AND WARRANTY DEED FROM KRESS LOFTS, LLC TO JANIE E. HOOD IS ONE AND THE SAME AS JANIE ELIZABETH HOOD AND JAMES C. CLARK AS RECORDED ON THE 15TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070515-0058276, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; 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, 20080118-0006035 AND 20080331-0032083; CHARTER OF KRESS LOFTS CONDOMINIUM ASSOCIATION OF RECORD IN INSTRUMENT NO. 20051128-0142924; SUBJECT TO ALL MATTERS SET FORTH IN QUITCLAIM DEEDS OF RECORD IN INSTRUMENT NO. 20050429-0048064 AND 20050429-0048066 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **239 5th Avenue North #308 Nashville, Tennessee 37219**
(House Number) (Street) (P.O. 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.

Witness my/our hand(s) this 26th day of April, 2013.

Janie E. Hood

Janie E. Hood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janie E. Hood, the within named bargainor, 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, this the 26th day of April, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212