Return to: John T. Cook, P.C.

File # 24901-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130040123 DEEDWARR
Recvd: 05/14/13 11:51 2 pgs
Fees: 13.00 Taxes: 662.30
20130514-0048498

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Glenn K. Proffitt	**Pinnacle Bank**	**Map 093-06-1-B, Parcel 300.00CO**
239 5th Avenue North, Unit 300	**150 3rd Avenue South Suite 900**	
Nashville, TN 37219	**Nashville, TN 37201**	

FOR AND IN 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,

John Dwyer Hammes and wife, Lynley Hammes

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

Glenn K. Proffitt and Sharon Proffitt, husband and wife

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

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 300 aka D-300 and 2 Parking Spaces, as specified on the Plat shown in the Master Deed, on the Plan of The Kress Lofts Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for The Kress Lofts Condominiums, of record in Instrument No. 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected in Instrument No. 20080118-0006035, and further amended in Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Kress Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20050429-0048067, and amended in Instrument No. 20060324-0034091, said Register's Office, for a more complete identification and description of such Unit and Parking Spaces.

Being the same property conveyed to John Dwyer Hammes, an unmarried man by Deed from Kress Lofts, LLC, dated December 28, 2006, of record in Instrument No. 20061228-0160357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Instrument No. 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected in Instrument No. 20080118-0006035, and further amended in Instrument No. 20080331-0032083; Restrictive Covenants in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795, Instrument No. 20050124-0008719 and in Instrument No. 20050429-0048064, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Lynley Hammes, spouse of the above named John Dwyer Hammes, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This is improved (__X__) Unimproved (____) property, known as **239 5th Avenue North, Unit 300, 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 GRANTEES 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 GRANTEES, 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.

** and further conveyed John Dwyer Hammes, by Quitclaim Deed, dated May 6, 2013, from Farah H. Dabit of record in Instrument No. 20130505-0046224,

Witness my/our hand(s) this **10th** day of **May, 2013.**

John Dwyer Hammes

Lynley Hammes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Dwyer Hammes and Lynley Hammes,** the within named sellers, 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 Nashville, Tennessee, this **10th** day of **May, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17