BILL GARRETT, Davidson County
Trans:T20130045368 DEEDWARR
Recvd: 05/31/13 10:31 2 pgs
Fees:13.00 Taxes:795.50
20130531-0054954

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00**.

Heather Risley
Affiant

Subscribed and sworn to before me, this the 29th day of May, 2013.

Kathy Snider
Notary Public

My commission expires: _____
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 ~~HILLSBORO ROAD, STE 300~~
NASHVILLE, TN 37215

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
Samuel Brothers Realty, LP	SAME	**Map 093-06-1-B Parcel 624-00co**
53 Cooper Avenue		
Landisville, PA 17538		

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,

Daniel W. Tidwell, an unmarried man

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

Samuel Brothers Realty, LP

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:

LAND in Davidson County, Tennessee, being Unit No. 402, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, The Kress Lofts Condominiums, a Horizontal Property Regime, Instrument No. 20071220-0146058, amended at Instrument 20080331-0032083,corrected 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. 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. 20071220-0146058, said Register's Office, for a more complete identification and description of such Unit and Parking Spaces.

BEING the same property conveyed to Daniel W. Tidwell, by Deed from Art Avenue Lofts, LLC, of record in Instrument No. 20080822-0086504, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **231 5th Avenue North, Unit 402, 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.

Witness my/our hand(s) this **29th** day of **May, 2013.**

Daniel W. Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Daniel W. Tidwell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17