THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $267,500.00 Affiant Subscribed and sworn to before me, this 4th day of June, 2013. Notary Public My Commission Expires: 6/11/2013

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20130051758 DEEDWARR
Recvd: 06/19/13 13:34 2 pgs
Fees:13.00 Taxes:989.75

20130619-0062816

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert W. Larson 239 5th Avenue N, Apt 505 Nashville, TN 37219	Franklin American Mortgage Co. 501 Corporate Centre Drive Ste400 Franklin, TN 37067	Tax Parcel ID No. 93-6-1-B-505CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY D. DEAKIN, unmarried,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **ROBERT W. LARSON, an unmarried man,** ("Grantee"), his successors, heirs and assigns, all of that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 505, and 2 parking spaces, THE KRESS LOFTS CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument No. 20060324-0034091, 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 Jeffrey D. Deakin by deed from THE KRESS LOFTS, LLC as recorded on November 16, 2006 in Instrument No. 20061116-0142571 and amended in Scriveners Affidavit as recorded on March 20, 2007 in Instrument No. 20070320-003751, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 239 5th Avenue N., Apt. 505, Nashville, TN 37219

This conveyance is subject to all easements and restrictions of record including those of record in Book 7423,Page 374; Book 9208, Page 613; Book 10512, Page 464; Instrument No. 20020626-0076795; 20050124-0008719;20050218-0018799;20050429-0048067;20060324-0034091;20051128-0142924;20050429-0048064; and 200504290048066, Register's Office for Davidson County, Tennessee; the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that they have lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 4 day of June, 2013.

JEFFREY D. DEAKIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JEFFREY D. DEAKIN** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of June, 2013.

Notary Public

My Commission Expires: 10/14/15

