WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130088856 DEEDWARR
Recvd: 10/15/13 13:35 2 pgs
Fees: 13.00 Taxes: 1295.00

20131015-0107742

G-RR-13-239-502

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC 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
Paula White	Same as New Owner.	
239 5th Avenue North #502 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	93-6-1-B-502.00 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, I/we TONY W. BREEDEN, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAULA WHITE, 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 502, (THE "UNIT) THE KRESS LOFTS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050429-0048067, AMENDED AT INSTRUMENT NOS. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20080118-0006035 AND 20080331-0032083, (AS AMENDED, THE "MASTER DEED") IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT AND TOGETHER WITH AND SUBJECT TO AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS AND ALL OTHER RIGHTS, PRIVILEGES, COVENANTS, RESTRICTIONS, TERMS, AND CONDITIONS SET FORTH IN THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO TONY W. BREEDEN, UNMARRIED BY WARRANTY DEED FROM CHARLES S. GOLDEN, UNMARRIED, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2012 IN INSTRUMENT NO. 20120914-0083560, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7423, PAGE 374, BOOK 9208, PAGE 613, BOOK 10512, PAGE 464, INSTRUMENT NO. 20020626-0076795 AND INSTRUMENT NO. 20050124-0008719; INSTRUMENT NO. 20050429-0048067 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20080118-0006035 AND 20080331-0032083; INSTRUMENT NO. 20051128-0142924; INSTRUMENT NOS. 20050429-0048064 AND 20050429-0048066; SAID REGISTER'S OFFICE; C) ORDINANCE NO. 77-716, AS AMENDED BY ORDINANCE NOS. O82-845, O87-1695, O91-1567, O93-774, O97-775, O98-1187, BL2002-1033, BL2004-424 AND BL20050124-0008719 OF THE METROPOLITAN COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNT; AND D) ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND ENCUMBRANCES AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 239 5th Avenue North #502, 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 10th day of October, 2013.

Tony W. Breeden

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 10th day of October, 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