WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010770 DEEDWARR
Recvd: 02/14/14 10:05 2 pgs
Fees:13.00 Taxes:946.83
20140214-0013082

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 12-10-16
(AFFIX SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Andrew McCutchen	Wells Fargo Bank NA	093-06-1B-618.00-CO
(NAME)	(NAME)	
231 5th Ave North, Apt 308	1525 W WT Harris Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Charlotte, NC, 28262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Glenn Silva and wife, Annette Silva**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Evan Andrew McCutchen, unmarried**, 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. FD 308, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, The Kress Lofts Condominiums, of record in Instrument No. 20071220-0146058, Scriveners Affidavit of record 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.

BEING the same property conveyed to Glenn Silva and wife, Annette Silva by Warranty Deed from Art Avenue Lofts, LLC, a Tennessee Limited Liability Company dated April 1, 2008, of record in Instrument No. 20080408-0035500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 231 5th Ave North, Apt 308, 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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 11 day of February, 2014

Glenn Silva

Annette Silva

STATE OF FLORIDA
COUNTY OF St. Johns

Personally appeared before me, the undersigned authority, **Glenn Silva and Annette Silva**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of February, 2014

Notary Public

My commission expires: 2/2/15

7NDL as ID Glenn
TNDL as ID Annette

ALISON EKLUND
Notary Public, State of Florida
Commission# EE 60996
My comm. expires Feb. 2, 2015

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122