WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-19117

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

SHELLEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendy Matheny McCooey	Wendy Matheny McCooey	093061B61100CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
2112 Sunset Place	2112 Sunset Place	Trans:T20140013338 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 02/26/14 10:19 2 pgs
Nashville, TN 37212	Nashville, TN 37212	Fees:13.00 Taxes:501.35
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140226-0016357

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen D. Poland, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wendy Matheny McCooey and Michael John McCooey, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 FD 301, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, the Kress Lofts Condominiums, of record in Instrument 20071220-0146058, Amended at Instrument No. 20080331-0032083, Scrivener's Affidavit of record in Instrument No. 20080118-0006035, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen D. Poland, an unmarried man by Warranty Deed dated 08/28/2008 from Art Avenue Lofts, LLC, a Tennessee limited liability company of record in Instrument 200809030090071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (1) Restrictive Covenants of record in Book 7423, Page 374, Book 8027, Page 865, Book 9208, Page 613, and Instrument 200501240008719, said Register's Office. (2) Ordinances of record in Book 10512, Page 464, Instrument 200206260076795, Instrument 201309030092714 and Instrument 201309030092715, said Register's Office. (3) All matters set out in document including but not limited to restrictions of record in Instrument 200512010144514, said Register's Office. (4) Master Deed and By-Laws filed for record in Instrument 200504290048067, as amended of record in Instrument 200603240034091, Instrument 200702270024233,

Instrument 200704190047025, Instrument 200712200146058 as corrected in Instrument 200801180006035, and Instrument 200803310032083, said Register's Office. (5) Charter of Kress Lofts Association of record in Instrument 200511280142924, said Register's Office. (6) An Application to Combine Parcels of record in Instrument 200611270145769, said Register's Office. (7) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 231 5th Avenue N, Condominium 301, Nashville, TN 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/or 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/or 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 hand this 21 day of February, 2014.

Stephen D. Poland

State of Tennessee
County of Williamson

Personally appeared before me Stephen D. Poland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of February, 2014.

Notary Public
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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