BILL GARRETT, Davidson County
Trans:T20140026252 DEEDWARR
Recvd: 04/17/14 14:21 3 pgs
Fees:18.00 Taxes:906.50

20140417-0032418

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this 3rd day of April, 2014. Notary Public My commission expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Scott Michaels	**Nashville, TN 37219**	**Map\Parcel:**
231 5th Ave N. Apt. 304	**231 5th Ave N. Apt. 304**	093-06-1B-014.00 CO
Nashville, TN 37219	**Nashville, TN 37219**	

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 ACKNOWLEDGE, WE,

Maximillian Smith, unmarried

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

Christopher Scott Michaels, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 231 5th Ave N. Apt. 304 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 3rd day of April, 2014.

Maximillian Smith by Josh Anderson, attorney in fact

Maximillian Smith by Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVISON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Josh Anderson** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Maximilian Smith,** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Maximilian Smith** and is authorized by **Maximilian Smith** to execute this instrument on his behalf pursuant to Specific Limited Power of Attorney of record in Instrument No 20140417-0032417, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 3rd day of April, 2014.

Notary Public

My Commission Expires: 7-24-17

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

File #: **140084AT**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027

EXHIBIT A

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. FD304, along with one parking space, of The Kress Lofts, Phase II, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Kress Lofts, of record in Instrument No. 20050429-0048067, as amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058 (corrected in Instrument No. 20080118-0006035), and Instrument No. 20080331-0032083, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, as amended. For further reference see Exhibit "B-1" to the Amendment No. 4 to Master Deed, The Kress Lofts, of record in Instrument No. 20071220-0146058, said Register's Office, for a more complete identification and description of such Unit.

This Condominium includes one (1) parking space that is further referenced in the Master Deed Amendment of record in Instrument No. 20071220-0146058, and further amended in Instrument No. 20080331-0032083, said Register's Office.

BEING the same property conveyed to Maximilian Smith, an unmarried man, by Warranty Deed from Art Avenue Lofts, LLC, a Tennessee Limited Liability Company, dated 8/18/08 and recorded 8/22/08 in Instrument No. 20080822-0086512, Register's Office for Davidson County, Tennessee.