BILL GARRETT, Davidson County
Trans:T20140032656 DEEDWARR
Recvd: 05/12/14 10:54 3 pgs
Fees:18.00 Taxes:758.50

20140512-0040330

RETURN TO
Foundation Title Company
150 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-19757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Rasmussen and Lene Rasmussen	Jan Rasmussen	078A 027.00
(NAME) 231 5th Ave N , Unit 202	(NAME) 73 White Bridge Road, Ste. 109	
(ADDRESS) Nashville, TN 37129	(ADDRESS) Nashville, TN 37205	
(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, **James Askew, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jan Rasmussen and Lene Rasmussen, husband and wife**, 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, TN being described as:

SEE ATTACHED EXHIBIT "A"

Lot No. xxx of the xxx being recorded in Plat Book xxx page xxx of Instrument# xxxxxxxx Register's Office of Davidson County, TN, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to xxxxxxxx by deed dated xxxxxxxx of record in Book xxxx page xxxx or Instrument # xxxxxxxx Register's Office for Davidson County, TN.

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 N , Unit 202, Nashville, TN 37129

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 **22nd** day of **April, 2014**

James Kerron Askew

James Askew

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **James Askew**, 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 **22nd** day of **April, 2014**

Notary Public

My commission expires: 6/19/2017

SUSAN L. HEINRICH * NOTARY PUBLIC * STATE OF TENNESSEE * COUNTY OF WILLIAMSON

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-19757

Located in Davidson County, Tennessee, being Unit No. FD202, on the plan of The Kress Lofts - Phase II, filed as Exhibit to and established by Amendment No. 4 to Master Deed of record in Instrument No. 20071220-0146058, as corrected in Instrument No. 20080118-0006035, and amended in Instrument No. 20080331-0032083, Register's Office, Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Kennon Askew, unmarried by Warranty Deed dated 05/30/2008 from Art Avenue Lofts, LLC of record in Instrument 200806040057262, Register's Office for Davidson County, Tennessee.