WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/14 10:33 3 pgs
Fees:18.00 Taxes:1195.10
20140519-0042752

R-VRES-14-231-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-10-14

(AFFIX SEAL)

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen M. Blake	**USAA Federal Savings Bank**	
(NAME)	(NAME)	
231 5th Avenue North, #407	**10750 McDermott Freeway**	**093-06-1B-629.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	**San Antonio, TX 78288**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **KEVIN L. MAXWELL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAREN M. BLAKE, UNMARRIED** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. FD 407 of The Kress Lofts, Phase II, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Kress Lofts Condominiums of record in Instrument Number 20071220-0146058, amended in Instrument No. 20080331-0032083, Scrivener' s Affidavit of record in Instrument No. 20080118-0006035, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Kevin L. Maxwell by deed from Willard J. Mason, III, joined by his spouse, Meaghan Mason of record in Instrument No. 20130705-0069639 Register's Office for Davidson County, Tennessee, dated July 01, 2013 and recorded on July 05, 2013.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20050429-0048067, as amended in Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, and corrected by Scriveners Affidavit of record in Instrument No. 20080118-0006035, and further amended in Instrument No. 20080331-0032083;
- Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 8027, Page 865, Book 9208, Page 613 and Book 10512, Page 464, as amended in Instrument Nos. 20020626-0076795 and 20050124-0008719;
- Terms and Conditions of record in Instrument Number 20051201-0144514;
- HOA Charter of record in Instrument Number 20051128-0142924;
- Application to Combine Parcels of record in Instrument No. 20061127-0145769.

This is **improved** property known as: **231 5th Avenue North, #407, Nashville, Tennessee 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 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 the 15th DAY OF MAY, 2014.

Kevin L. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN L. MAXWELL, 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 15th of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

