THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050994** BILL GARRETT, Davidson County Trans:T20140040501 DEEDWARR Recvd: 06/09/14 14:17 2 pgs Fees:13.00 Taxes:1378.25 20140609-0050030	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $372,500.00. Janderson Affiant Subscribed and sworn to before me, this 6th day of June, 2014. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Theodore Joseph Bertauski and Amy Lynn Bertauski 1839 Grey Pointe Drive Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093061B30600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Sasser, a married man and Marshall Fant, a married man** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Theodore Joseph Bertauski and Amy Lynn Bertauski, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 306 and 1 parking space, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, Scrivener's Affidavit recorded at Instrument No. 20080118-0006035 and Amendment recorded at Instrument No. 20080331-0032083, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quit Claim Deed from William Sasser, a married man to William Sasser, a married man and Marshall Fant, a married man as recorded on the 8th day of January, 2007 in Instrument No. 20070108-0003269 and Warranty Deed from Kress Lofts, LLC to William Sasser, a married man as recorded on the 8th day of January, 2007 in Instrument No. 20070108-0003266, in the Register's Office of Davidson County, Tennessee.

This property was never the marital residence of the Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions recorded in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, Instrument 20020626-0076795 and Instrument 20050124-0008719.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE KRESS LOFTS CONDOMINIUMS of record in Instrument No. 20050429-0048067 , as amended by instrument(s) of record in Instrument No. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035 and 20080331-0032083 ; also subject to easements, rights and interests 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 building thereon.

Charter of The Kress Lofts Condominiums Association, Inc. recorded at Instrument No. 20051128-0142924.

Articles of Incorporation of The Kress Lofts, LLC recorded at Instrument No. 20050218-0018799. Subject to all matters set out in Quitclaim Deeds recorded at Instrument Nos. 20050429-0048064 and 20050429-0048066.

Located within the Capitol Mall Redevelopment Plan adopted pursuant to Ordinance No. 77-716, as amended by Ordinance Nos. O82-845, O87-1695, O91-1567, O93-774, O97-775, O98-1187, BL2002-1033, BL2004-424 and BL20050124-0008719 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County.

This is improved property located at 239 5th Avenue North, Unit 306 Nashville, TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2014.

William Sasser by Angela Wright his Attorney-in-fact

Marshall Fant by Angela Wright his Attorney-in-fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela Wright**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for William Sasser and Marshall Fant**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014