WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043455 DEEDWARR
Recvd: 06/19/14 10:38 2 pgs
Fees:13.00 Taxes:1202.50
20140619-0053556

G-BM-14-239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
David L Bushnell	**US Bank N.A.**	
(NAME)	(NAME)	
2983 N Liberty Rd. NE	**222 2nd Avenue SE, 4th Floor**	**093-06-1B-201.00-C O**
(ADDRESS)	(ADDRESS)	
Iowa City, IA 52240	**Cedar Rapids, IA 52401**	
(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 **DANA BROOKE HARRAR AND HUSBAND PRAVEEN MISRA,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID L BUSHNELL AND DENISE M. BUSHNELL, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Unit No. 201 together with 1 Parking Space, together with the appurtenant interest in the common elements of the Kress Lofts Condominiums, a Horizontal property regime established by Master Deed of record in Instrument Number 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233 and Instrument No. 20070419-0047025, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit B-5 to the Aforementioned Master Deed.

Being the same property conveyed to Dana Brooks Harrar and husband, Praveen Misra by deed from Nicole R. Cook, married of record in Instrument No. 20070720-0086694 Register's Office for Davidson County, Tennessee, dated July 17, 2007 and recorded on July 20, 2007. (Value of consideration shown in aforementioned deed $290,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20050429-0048067, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No.20071220-0146058, Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20051128-0142924, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20050429-0048064, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7423, Page 374, Book 9208, page 613, Book 10512, page 464, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20070720-0086694 in the Register's Office for Davidson County, Tennessee.
- Ordinance No. BL2002-1033 approving Amendment No. 6 to the Capitol Mall Redevelopment Project Plan of record in Instrument Number 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
- Metropolitan Development and Housing Agency Capitol Mall Redevelopment Project containing Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency with supplemental requirements of record in Instrument Number 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Subject to the rights of a party wall as set forth in the deed recorded in Book 4946, Page 501, register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **239 5th Ave North, #201, 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 17th DAY OF JUNE, 2014.

Dana Brooke Harrar by John Gleaves,
Attorney in Fact

Praveen Misra by John Gleaves,
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, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANA BROOKE HARRAR AND PRAVEEN MISRA, and who acknowledged he/she/they executed the same as the free act and deed of the said DANA BROOKE HARRAR AND PRAVEEN MISRA.

Witness my hand and official seal, this the 17th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

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