This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/19/14 14:08 2 pgs
Fees:13.00 Taxes:1504.05
20141119-0106757

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of November, 2014, by and between Robert J Sikorski, unmarried, party of the first part, and Jeffrey G Young, and wife Julie A Young, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 601, and 2 parking spaces, THE KRESS LOFTS CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument No. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035 and 20080331-0032083 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby m ade for am ore particular description of said unit.

Being all or part of the same property conveyed to Robert J. Sikorski by virtue of that certain Warranty Deed dated February 27, 2007, at Instrument No. 20070308-0028546 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert J Sikorski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert J Sikorski, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of November, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Jeffrey G Young 239 5th Avenue, Unit 601 Nashville, TN 37219
Tax Parcel No	093061B60100CO
Property Address:	239 5th Avenue N Apt 601 Nashville, TN 37219
MAIL TAX BILLS TO:	Pinnacle Bank, 150 3rd Avenue South, Ste 900, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $406,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jeffrey G. Young
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of November, 2014.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18