WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009560 DEEDWARR
Recvd: 02/06/15 12:35 2 pgs
Fees:13.00 Taxes:873.20
20150206-0011349

G-VRES-14-239-602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (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)
Adam C. Ketron and Michael R. Moore	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**93-6-1-B-602.00C0**
180 Wallace Road, G13	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78216**	
(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 **THEODORE M. SIMONS AND ELISABETH SIMONS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ADAM C. KETRON AND MICHAEL R. MOORE, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP ,** 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 602, and one parking space, THE KRESS LOFTS CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument Nos. 20060324-0034091, 20070419-0047025, 20071220-0146058, 20080118-0006083, 20080331-0032083 and 20070227-0024233, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particularly description of said unit.

Being the same property conveyed to Theodore M. Simons by Warranty Deed from Kress Lofts, LLC, recorded on the 4th day of May, 2007 in Instrument No. 20070504-0053688, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
• County of Davidson taxes for the year 2015 and subsequent years, a lien 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 Nos. 20060324-0034091 and 20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035, 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.
• 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **239 5th Avenue North Unit #602, 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 16th DAY OF JANUARY, 2015.

Theodore M. Simons

Elisabeth Simons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE M. SIMONS AND ELISABETH SIMONS, 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 16th of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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