Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150044963 DEEDWARR
Recvd: 06/08/15 15:01 2 pgs
Fees: 13.00 Taxes: 1087.80
20150608-0053670

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

G-VRES-15-231

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)
Bethany Bedford	New Owner	
(NAME) **231 5th Avenue North #409**	(NAME)	**093-06-1B-631.00-CO**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS)	
(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 **JOHN M. PONS AND NATALIE A. PONS, CO-TRUSTEES OF JOHN M. PONS AND NATALIE A. PONS TRUST, DATED MAY 15, 2003,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BETHANY BEDFORD, 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 409 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, 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 John M. Pons and Natalie A. Pons Trust, dated May 15, 2003 by Warranty deed from Art Avenue Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20080502-0044974 Register's Office for Davidson County, Tennessee, dated April 25, 2008 and recorded on May 02, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Kress Lofts Condominiums of record in Instrument Number 20050429-0048067, as amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, as corrected by Scriveners Affidavit of record in Instrument No. 20080118-0006035 and further amended in Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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 No. 20020626-0076795, Instrument No. 20050124-0008719 , Instrument No. 20050124-0008714 and Instrument No. 20051107-0134903, Register's Office for Davidson County, Tennessee.
- Charter for the Kress Lofts Condominiums Association, Inc. of record in Instrument Number 20051128-0142924, in the Register's Office for DavidsonCounty, Tennessee.
- Terms and Provisions of the Articles of Organization of Art Avenue Lofts, LLC of record in Instrument Number 20051107-0134903, in the Register's Office for DavidsonCounty, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20061127-0145769, in the Register's Office for DavidsonCounty, Tennessee.
- Matters shown on a survey prepared by Barge Waggoner Sumner and Cannon, Inc., Job No. 32021-1, dated November 11, 2005, TN RLS NO. 1401
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **231 5th Avenue North #409 , 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 28th DAY OF MAY, 2015.

John M. Pons and Natalie A. Pons Trust,
dated May 15, 2003

BY: John M. Pons
John M. Pons, Co-Trustee

BY: Natalie A. Pons
Natalie A. Pons, Co-Trustee

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned Notary Public, personally appeared JOHN M. PONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-TRUSTEE of JOHN M. PONS AND NATALIE A. PONS TRUST, DATED MAY 15, 2003, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CO-TRUSTEE.

Witness my hand and official seal, this the 28th of May, 2015.

Renee Cadle
Notary Public
My Commission Expires: 2/26/2016
(SEAL)

RENEE CADLE
Notary Public - Arizona
Maricopa County
My Comm. Expires Feb 26, 2016

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned Notary Public, personally appeared NATALIE A. PONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-TRUSTEE of JOHN M. PONS AND NATALIE A. PONS TRUST, DATED MAY 15, 2003, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CO-TRUSTEE.

Witness my hand and official seal, this the 28th of May, 2015.

Renee Cadle
Notary Public
My Commission Expires: 2/26/2016
(SEAL)

RENEE CADLE
Notary Public - Arizona
Maricopa County
My Comm. Expires Feb 26, 2016

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