THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074634** BILL GARRETT, Davidson County Trans:T20150061857 DEEDWARR Recvd: 07/28/15 14:07 2 pgs Fees:13.00 Taxes:1226.55 20150728-0074251	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $331,500.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2015. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2018

WARRANTY DEED

Address New Owner: John Ellis Waldron 239 5th Ave N Unit 302 Nashville TN 37219	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-06-1B-302.00-CO

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, **Ethan B. Snyder and Suzanne Rae Rauch Snyder, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Ellis Waldron,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 302 of The Kress Lofts Condominiums, 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 20050429-0048067, amended in Instrument No. 20060324-0034091, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ethan B. Snyder, unmarried by Warranty deed from Kelly Lynn Rebmann, an unmarried woman of record in Instrument No. 20071210-0142081 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on December 10, 2007.

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.

Taxes for the year 2015 a lien, not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, 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, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, Scrivener's Affidavit recorded at Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083 , Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7423, Page 374, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Articles of Incorporation of The Kress Lofts, LLC of record in Instrument Number 20050218-0018799, in the Register's Office for DavidsonCounty, 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 and Instrument No. 20050429-0048066, 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.

This is improved property located at 239 5th Ave N Unit 302 Nashville TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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, his 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 23rd day of July, 2015.

Ethan B. Snyder

Suzanne Rae Rauch Snyder

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ethan B. Snyder and Suzanne Rae Rauch Snyder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2015.

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 02/26/17