WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071729 DEEDWARR
Recvd: 08/25/15 08:22 2 pgs
Fees:13.00 Taxes:1961.00
20150825-0085516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott McGilberry and Leslie McGilberry	new owner	
(NAME)	(NAME)	93-6-1B 636
231 5th Avenue North, Unit 503		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY NELL BRYAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT MCGILBERRY AND WIFE, LESLIE MCGILBERRY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit FD 503 on the Plan of The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, The Krees Lofts Condominiums, of record in Instrument No. 20071220-0146058, amended at Instrument No. 20080331-0032083, and Scrivener's Affidavit recorded at Instrument No. 20080118-0006035, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Nell Bryan, unmarried by deed from Art Avenue Lofts, LLC, of record in Instrument No. 20091015-0095585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; Master Deed and Bylaws of record in Instrument Nos. 20071220-0146058, 20080331-0032083, 20080118-0006035, 20070419-0047025, 20070227-0024233, 20060324-0034091, and 20050429-0048067, said Register's Office; Charter of record in Instrument No. 20051128-0142924, said Register's Office.

This is ~~unimproved~~ improved x property, known as 231 5th Avenue North, Unit 503, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of August, 2015.

MARY NELL BRYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Nell Bryan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015