Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079453 DEEDWARR
Recvd: 09/18/15 09:36 2 pgs
Fees:13.00 Taxes:1295.00
20150918-0094808

B-BR-15-239-402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-11-2017

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)
Jacobie Olin	New owner	
(NAME)	(NAME)	**093-06-1B-402.00**
239 5th Ave N #402		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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 WIFE, ELISABETH SIMONS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JACOBIE OLIN, A SINGLE MAN,** 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 402 and 1 Parking Space, The Kress Condominiums, as established under Master Deed of record in Instrument Number 20050429-0048067, amended in Instrument Number 20060324-0034091, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theodore M. Simons and wife, Elizabeth Simons by Warranty deed from Kress Lofts, LLC of record in Instrument No. 20070410-0042579 Register's Office for Davidson County, Tennessee, dated April 3, 2007 and recorded on April 10, 2007.

The correct spelling of the Grantor's name is Elisabeth Simons.

This conveyance is subject to:
- Taxes for the year 2015.
- 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.\cf0
- 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.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **239 5th Ave N #402 , 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 ____ DAY OF SEPTEMBER, 2015.

Theodore M. Simons

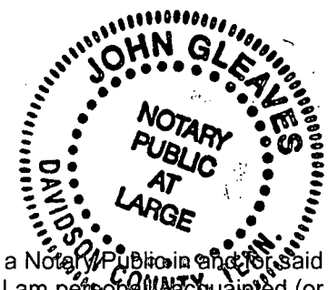
Elisabeth Simons

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, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

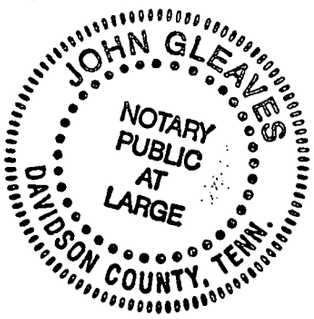


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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