2

BILL GARRETT, Davidson County
Trans:T20160015254 DEEDWARR
Recvd: 02/24/16 14:15 4 pgs
Fees:23.00 Taxes:1295.00
20160224-0017676

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	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 22nd day of February, 2016. _____ Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
Donald Kraft and wife,
Lauren Kraft
710 Buchanan Str., #8
Nashville, TN 37208

Send Tax Bills To:
new owner

Map-Parcel Number:
081084B01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DONALD KRAFT AND LAUREN KRAFT, HUSBAND**

AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 12, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc., of record as Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deeds of record as Instrument No. 20130723-0076078; as Instrument No. 20130826-0089654, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20131104-0114051; as Instrument No. 20130723-0076079; as Instrument No. 20130723-0076082; as Instrument No. 20130723-0076083; as Instrument No. 20130826-0089652; as Instrument No. 20130826-0089652; as Instrument No. 20130808-0083152; and as Instrument No. 201304250041187, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Map of the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, page 105, in the Register's Office for Williamson County, Tennessee.

3. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4130, page 170, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060912-0112604, in the Register's Office for Davidson County, Tennessee.

5. Easement for slope purposes as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4127, page 397, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of easement contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20070102-0000128, in the Register's Office for Davidson County, Tennessee.

7. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4122, page 106, in the Register's Office for Davidson County, Tennessee.

8. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060329-0035799, in the Register's Office for Davidson County, Tennessee.

9. Terms and conditions of the easements as contained in the Consent Judgment to the State of Tennessee of record in Deed Book 4149, page 459, in the Register's Office for Davidson County, Tennessee.

10. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060405-0039126, in the Register's Office for Davidson County, Tennessee.

11. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Deed Book 4117, page 233, in the Register's Office for Davidson County, Tennessee.

12. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20051214-0149957, in the Register's Office for Davidson County, Tennessee.

13. Terms and conditions of the easement as contained in the Warranty Deed to the Tennessee Department of Transportation in Instrument No. 20060213-0017453, in the Register's Office for Davidson County, Tennessee.

14. Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages of record as Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc., of record as Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee,

15. Stormwater Maintenance Agreement of record in Instrument No. 20140424-0034431, Register's Office for Davidson County, Tennessee.

16. Matters shown on Plat of record in Instrument No. 20140701-0057888, Register's Office for Davidson County, Tennessee.

17. Rights of others in and to the common elements.

18. Lack of access to a controlled access highway, Interstate 65.

19. Rights of the public in and to ingress to the alley as bounds said property.

This is improved property known as: **710 Buchanan St., #8, Nashville, TN 37208.**

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 Grantor covenants with the said Grantees that it is 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 further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 19 day of February, 2016.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
Galen Scott Haley, Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Authorized Officer** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19 day of February, 2016.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 24, 2018

631913.1/200736