THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078544**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $282,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2016. Notary Public My Commission Expires:

R & R to: Box 36e

BILL GARRETT, Davidson County
Trans: T20160076254 DEEDWARR
Recvd: 08/31/16 13:23 2 pgs
Fees: 13.00 Taxes: 1043.40

20160831-0091437

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Lauren Kring 940 Gale Lane #102 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-05-0A-033.00 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, **Thomas M. Hannon, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren A. Kring, an unmarried person**, ("Grantor"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Building 14, Apartment "A", St. Martin Square, Now Known as 12 South Towers, as shown on plat of record in Plat Book 4460, page 186, which was amended in Instrument No. 20031107-0163683, Register's Office of Davidson County, Tennessee, to which plat reference is hereby mae for a more particular description of said property.

Being the same property conveyed to THOMAS M. HANNON, an unmarried person, by deed from ADAM J. SCALISE and JACYLN L. SCALISE, of record in Instrument No. 20110427-0032361, dated April 20, 2011, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 118-05-0A-033.00 CO.

Davidson County taxes for 2015, Map-Par. 118-05-0A-033.00 CO, $2,250.10, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4460, page 186, amended in Instrument No. 20031107-0163683, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4611, page 682, amended in Book 4710, page 244 and Instrument No. 20031107-0163683, by-laws amended in Instrument No. 19991230-0308948, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record at Book 3934, page 203, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record at Book 3943, page 932, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common elements.

A lien for assessments as provided for in the Declaration of Covenants, Conditions and Restrictions.

Charter of St. Martin Square Association of record in Book 4711, page 48, Book 4611, page 674 and Instrument No. 20031107-0163682, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Homeowner's Association of record in Book 4710, page 602, Register's Office for Davidson County, Tennessee.

This is improved property located at 940 Gale Lane #102 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 30th day of August, 2016.

Thomas M. Hannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas M. Hannon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018