PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20160085153 DEEDWARR
Recvd: 09/28/16 10:36 2 pgs
Fees:13.00 Taxes:1439.30
20160928-0102148

W & I Ref: (RF) Title No.: 58567
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Martin Wilde Lana L. Wilde 239 5th Avenue North, #605 Nashville, TN 37219	New Owner

TAX MAP PARCEL NUMBERS: 093061B60500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$389,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark McLarty, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lana L. Wilde and husband, Martin Wilde,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 605 and 2 Parking Spaces of The Kress Lofts Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 200504290048067 amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006035, Instrument No. 20080331-0032083, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mark McLarty by Warranty Deed from Stephen F. Kerho, unmarried and George K. Guy, as joint tenants with rights of survivorship, dated February 9, 2012 and recorded on February 10, 2012 of record in Instrument No. 20120210-0012013, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan of record shown on Exhibit "B" to the Master Deed in Instrument No. 200504290048067 amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006035, Instrument No. 20080331-0032083 to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 200504290048067 amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006035, Instrument No. 20080331-0032083, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Restrictions of record in Book 7423, page 374, Book 9208, page 613, and Instrument No. 200501240008719, said Register's Office. Ordinances of record in Book 10512, page 464 and Instrument No. 20020626-0076795, said Register's Office. Charter of the Kress Lofts Condominium Association of record in Instrument No. 20051128-0142924.

This is improved property, known as 239 5th Avenue North, # 605, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of September, 2016.

Mark McLarty

State of Tennessee

County of Davidson

On this 27th day of September, 2016, before me the undersigned authority, personally appeared Mark McLarty, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $389,000.00.

Affiant

Sworn and subscribed before me this 27th day of September, 2016.

Notary

My Commission Expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN