Davidson County DEEDWARR
Recvd: 01/24/17 15:35 3 pgs
Fees:18.00 Taxes:854.70
20170124-0007814

Warranty Deed

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $201,000.00. Affiant Subscribed and sworn to before me, this the 20th day of January, 2017. Notary Public My commission expires: 3/26/17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michelle Grant	New Owner	
231 5th Avenue North, Unit 302		093-06-1B-612.00-CO
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENJAMIN D. DOLGOFF, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE GRANT, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 302, The Kress Lofts, Phase II Amendment No 4. to the Master Deed, The Kress Lofts Condominiums, Exhibit "B-1", of record in Instrument No. 20071220-0146058, as corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006035, and amended in Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin D. Dolgoff, unmarried by Warranty deed from Brian Vandermey AKA Brian Vander Mey, a married man of record in Instrument No. 20130628-0066772 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 28, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 231 5th Avenue North, Unit 302, 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of January, 2017.

Benjamin D. Dolgoff by Bonnie McNichols, Attorney in Fact

Benjamin D. Dolgoff by Bonnie McNichols, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 2017, before me personally appeared Bonnie McNichols, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Benjamin D. Dolgoff as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Benjamin D. Dolgoff.

Witness my hand and seal this 20th day of January, 2017.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

