WARRANTY DEED

Bill Garrett Davidson County
Batch# 46290 DEEDWARR
01/10/2018 08:47:25 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20180110-0003095

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-26-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garland R. Brooks II	First Community Mort-	093061B62500 CO
(NAME)	(NAME)	
231 5th Avenue North, # 403	362 Robert Rose Dr. Ste. 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mike Maddox and wife, Dana Maddox**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Garland R. Brooks II and Callie E. Brooks, husband and wife,**, hereinafter called the GRANTEE(S), 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 No. FD-403, along with one parking space, on the Horizontal Property Regime for The Kress Lofts, Phase II, as recorded in the Master Deed of record in Instrument No. 20071220-0146058, and Scrivener's Affidavit of record in Instrument No. 20080118-0006035, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Mike Maddox and wife, Dana Maddox by Warranty Deed from Duane Ohnstad and wife, Paulette Ohnstad, dated 09/23/2016, recorded 09/26/2016 of record in Instrument No. 20160926-0100975, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions of record in Book 7423, Page 374 and Book 9208, Page 613, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8027, Page 865, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20050124-0008719, in the Register's Office for Davidson County.
Covenants, conditions, easements and restrictions of record in Instrument No. 20050429-0048067,

Amendment No. 1 to Master Deed of record in Instrument No. 20060324-0034091, Amendment No. 2 to Master Deed of record in Instrument No. 20070227-0024233, Amendment No. 3 to Master Deed of record in Instrument No. 20070419-0047025, Amendment No. 4 to Master Deed of record in Instrument No. 20071220-0146058, Amendment No. 5 to Master Deed of record in Instrument No. 20080331-0032083, Scrivener's Affidavit of record in Instrument No. 20080118-0006035, in the Register's Office for Davidson County, Tennessee.
Easement contained in Amendment No. 1 to Ordinance No. BL2013-377 of record in Instrument No. 20130903-0092714, in the Register's Office for Davidson County, Tennessee.
Easement contained in Ordinance No. 2009-436, of record in Instrument No. 20130903-0092715, in the Register's Office for Davidson County, Tennessee.
Ordinance No. 097-755 of record in Book 10512, Page 464, in the Register's Office for Davidson County, Tennessee.
Ordinance No. BL2002-1033 of record in Instrument No. 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
Charter of The Kress Lofts Condominium Association, Inc., of record in Instrument No. 20051128-0142924, in the Register's Office for Davidson County, Tennessee.
Restrictions contained in Quit Claim Deed of record in Instrument No. 20051201-0144514, in the Register's Office for Davidson County, Tennessee.
An Application to Combine Parcels of record in Instrument No. 20061127-0145769, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 231 5th Avenue North, # 403, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 4th day of January, 2018.

Mike Maddox

Dana Maddox

State of Tennessee
County of ~~Williamson~~ Hardin

Personally appeared before me Mike Maddox and Dana Maddox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2018.

Notary Public
My Commission Expires: 8-29-20

JENNIFER K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY