KRISTIAN BOOTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

WARRANTY DEED

G-BR-18-239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-20-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamey Gallegos and Nancy Cusato Gallegos	Pinnacle Bank	
(NAME)	(NAME)	**093-06-1B-308.00-CO**
239 5th Ave N #308	150 3rd Ave. S. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37201	
(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 consideration, the receipt of which is hereby acknowledged, **CAROLINE PEKARSKY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMEY GALLEGOS, AN UNMARRIED WOMAN AND NANCY CUSATO GALLEGOS, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 308 and 1 Parking Space, Kress Lofts Condominiums, as established under Master Deed of record in Instrument 20050429-0048067, amended at Instrument Nos. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083, in the Register' s Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Caroline Pekarsky, a Single person by Warranty deed from Janie E. Hood, unmarried of record in Instrument No. 20130430-0043187 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on April 30, 2013.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Kress Lofts Condominiums of record in Instrument Number 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, Scrivener's Affidavit recorded at Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of The Kress Lofts, LLC of record in Instrument Number 20050218-0018799, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20051128-0142924, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20050429-0048064 and Instrument No. 20050429-0048066, in the Register's Office for Davidson County, Tennessee.
- Ordinance No. BL2002-1033 approving Amendment No. 6 to the Capitol Mall Redevelopment Project Plan of record in Instrument Number 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
- Metropolitan Development and Housing Agency Capitol Mall Redevelopment Project containing Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency with supplemental requirements of record in Instrument Number 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **239 5th Ave N #308, Nashville, Tennessee 37219**.

Bill Garrett Davidson County
Batch# 84643 **DEEDWARR**
04/25/2018 02:41:20 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20180425-0039072

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), their heirs and 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), their heirs and 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 my/our hand(s) this the 19th DAY OF APRIL, 2018.

Caroline Pekarsky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE PEKARSKY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212