WARRANTY DEED

Bill Garrett Davidson County
Batch# 86169 DEEDWARR
04/30/2018 10:29:16 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20180430-0040284

R-TRA-18-231-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

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)
Jeffrey A. Bessette and Anita Speck	← new owner	
(NAME)	(NAME)	**093-06-1B-619.00-CO**
231 5th Avenue N, #309	90 Liberty Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Putnam, CT 06260	
(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, **TAMBRA E. HUNT AND GARY F. HUNT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY A. BESSETTE AND ANITA SPECK, HUSBAND AND WIFE,** 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 No. FD309 of The Kress Lofts Condominiums, Phase II, as established by Master Deed of record in Instrument No. 20050429-0048067, as amended in Instrument No. 20060324-0034091; Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected in Instrument No. 20080118-0006035, and further amended in Instrument No. 20080331-0032083, Register's Office for said county, said Unit Being depicted on the site plan attached as Exhibit "B-1" to Amendment No. 4 to Master Deed 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, together with an undivided percentage interest in the common areas/elements Appurtenant to said unit as set forth in the master deed, as amended, reference to which is hereby made for a more complete and detailed description of the unit and the condominium, the rights and obligations of the Declarant and the unit owners, and the by-laws of the Association of owners.

Being the same property conveyed to Mrs. Tambra E. Hunt and Mr. Gary F. Hunt by Quitclaim Deed from Mrs. Tambra E. Hunt, a married female of record in Instrument No. 20140911-0083161 Register's Office for Davidson County, Tennessee, dated September 10, 2014 and recorded on September 11, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan attached as Exhibit to Amendment No. 4 to Master Deed in Instrument No. 20071220-0146058, corrected in Instrument No. 20080118-0006035, and further amended in Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee.
- 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. 20080118-0006035 and Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 8027, page 865, Book, 9208, page 613, Book 10512, page 464, amended in Instrument 20020626-0076795, Instrument No. 20050124-008714, Instrument No. 20051107-0134903 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.
- Subject to the terms and conditions as contained in Instrument No. 20051201-0144514, Register's Office for Davidson County, Tennessee
- Charter for HOA in Instrument No. 20051128-0142924, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels in Instrument No. 20061127-0145769, 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: **231 5th Avenue N, #309, Nashville, Tennessee 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), 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 20th DAY OF APRIL, 2018.

Tambra E. Hunt

Gary F. Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMBRA E. HUNT, 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 20th of April, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY F. HUNT, 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 20th of April, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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