This Instrument Prepared By:
Ryan Knight, Attorney
Knight Legal
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Y Johnson Davidson County
Batch# 155078 DEEDWARR
10/30/2018 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181030-0107301

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Glenn Proffitt and Sharon Proffitt, Trustees, of the Proffitt Revocable Living Trust dated April 3, 2018 239 5th Avenue North, Unit 300 Nashville, TN 37219	SAME	Map 093-06-1-B Parcel 300 .00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

RYAN KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

Sworn to and subscribed before me this 9th day of April, 2018.

Notary Public

My Commission Expires: 3/8/2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, GLENN K. PROFFITT and SHARON PROFFITT, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to GLENN PROFITT and SHARON PROFFITT, TRUSTEES of the PROFFITT REVOCABLE LIVING TRUST, dated APRIL 9, 2018, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HAND this 9th day of April, 2018.

By: _____
GLENN K. PROFFITT

_____
SHARON PROFFITT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn K. Proffitt and Sharon Proffitt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Franklin, Tennessee, this 9th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Exhibit A

Property Description

Said property is described to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 300 aka D-300 and 2 Parking Spaces, as specified on the Plat shown in the Master Deed, on the Plan of The Kress Lofts Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for The Kress Lofts Condominiums, of record in Instrument No. 20050429-0048067, 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 Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Tbe Kress Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20050429-0048067, and amended in Instrument No. 20060324-0034091, said Register's Office, for a more complete identification and description of such Unit and Parking Spaces.

Being the same property conveyed to Glen K. Proffitt and wife, Sharon Proffitt, by Deed from John Dwyer Hammes and wife, Lynley Hammes, dated May 10, 2013, of record in Instrument No. 20130514-0048498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Instrument No. 20050429-0048067, 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; Restrictive Covenants In Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795, Instrument No. 20050124-0008719 and in Instrument No. 20050429-0048064, said Register's Office; easements and setback lines as set forth on the above plan of record.

This is improved property, known as 239 5th Avenue North, Unit 300, Nashville, TN 37219

CERTIFICATION

I, Ryan Knight, do hereby make oath that I am a licensed attorney and/or 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.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Kailyn Weiss, a notary public for this county and state, Ryan Knight, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7/27/2020

