This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181373 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$430,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 28th day of December, 2018. Notary Public My Commission Expires: 3/1/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28th day of December, 2018, among:

RICHARD DAVIS AND WIFE, ELAINE DAVIS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DONALD J. CANTRAL AND KIMBERLEY L. CANTRAL, CO-TRUSTEES OF THE CANTRAL REVOCABLE TRUST, DATED JUNE 1, 2007, AS THEIR COMMUNITY PROPERTY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 and 1 parking space of The Kress Lofts Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Kress Lofts Condominiums of record in Instrument Number 20050429-0048067, amended in Instrument No. 20060324-0034091, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Richard Davis and wife, Elaine Davis, as part of an I.R.C. Section 1031 Tax-Deferred Exchange by Warranty deed from The Kress Lofts, LLC of record in Instrument No. 20060602-0065247 Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June 02, 2006.

Being also known as 239 5th Ave N Unit 403 Nashville, Tennessee 37219.

Karen Y Johnson Davidson County
Batch# 183358 **DEEDWARR**
01/14/2019 10:20:47 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20190114-0003500

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Richard Davis

Elaine Davis

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Richard Davis and Elaine Davis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2018.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-20

Owner Name & Property Address:

Name: Don Cantral
Address: 239 5th Ave N Unit 403
City, State, Zip: Nashville, TN 37219

Responsible Party For Taxes:

Name: Don Cantral
Address: 787 Malibu Circle
City, State, Zip: Lake Havasu City, AZ 86403

Tax ID: 093-06-1B-403.00-CO