WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David William Latture		093-06-1-B-401.00 CO
(NAME)	(NAME)	
420 Melba Circle	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jacob E. Alexander, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David William Latture and Lara Prestwood Latture, husband and wife and William Tuck Latture, an unmarried man, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 401 and 1 parking space, on the Horizontal Property Regime for The Kress Lofts Condominiums, as recorded in Master Deed of record as Instrument No. 20050429-0048067 and amended as Instrument No' s 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, and 20080331-0032083, said Register' s Office, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Jacob E. Alexander, a single man, by Warranty Deed dated December 15, 2017, from Adam Klenk, an unmarried man, of record in Instrument No. 20171222-0130515, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 239 5th Avenue North, Number 401, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 219369 **DEEDWARR**
04/18/2019 08:38:28 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20190418-0035636

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in Master Deed, Plan and Bylaws 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, Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083; Restrictions of record in Book 7423, page 374; Book 9208, page 613; Instrument No. 20050124-0008719, Instrument No. 20050429-0048064 and Instrument No. 20050429-0048066; All matters shown in Ordinances of record in Book 10512, page 464 and Instrument No. 20020626-0076795; Articles of Incorporation/Charter of record in Instrument No. 20050218-0018799 and Instrument No. 20051128-0142924; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of April, 2019.

Jacob E. Alexander

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jacob E. Alexander, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of April, 2019.

Notary Public
My Commission Expires: _____

File No.: 29227

