Karen Johnson Davidson County
Batch# 260955 DEEDWARR
07/23/2019 11:28:49 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190723-0072189

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this .

Notary Public

My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Angela Dahle and Janet Elliott	**New Owner**	**093-06-1-B-21.00CO**
4656 115th Ave.		
Clearlake, MN 55319		

FOR AND IN 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, WE,

Hector J. Martinez and Bertha J. Martinez, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Dahle, a married woman and Janet Elliott, a married woman

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 FD 311, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, The Kress Lofts Condominiums, of record in Instrument No. 20071220-0146058, Scrivener's Affidavit of record in Instrument No. 20080118-0006035, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hector J. Martinez and Bertha J. Martinez, by Warranty Deed, from Art Avenue Lofts, LLC, a Tennessee limited liability company, dated June 13, 2008, of record in Instrument No. 20080625-0065508, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 8027, Page 865, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20050429-0048067, amended in 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035, 20080331-0032083, Register's Office for Davidson County, Tennessee.
Restriction for Capitol Mall Redevelopment Plan of record in Book 7423, Page 374, amended in Book 9208, Page 613, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument No. 20051128-0142924, Register's Office for Davidson County, Tennessee.
Subject to Capitol Mall Redevelopment Plan.
Ordinance for Capitol Mall Redevelopment Plan of record in Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RTNES-19-231-31

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 231 5th Avenue North, Apt. 311, Nashville, TN 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 GRANTEES 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 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.

Witness my/our hand(s) this .

Hector J. Martinez

Bertha J. Martinez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of July, 2019, before me personally appeared Hector J. Martinez and Bertha J. Martinez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2019.



Notary Signature
My commission expires: 11-23-20

File #: 19-159
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027