WARRANTY DEED

Karen Johnson Davidson County
Batch# 276603 DEEDWARR
08/26/2019 04:03:30 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20190826-0085907

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-8-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katie Goyette	Same	093061B60500CO
(NAME)	(NAME)	
239 5th Ave North, Unit #605		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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 considerations, the receipt of which is hereby acknowledged, I/we Mike Maddox and wife, Dana Maddox, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Katie A. Goyette, unmarried hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit 605 and 2 Parking Spaces of The Kress Lofts Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed 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 by Scrivener's Affidavit of record in Instrument No. 20080118-0006035, Instrument No. 20080331-0032083, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mike Maddox and wife, Dana Maddox by Warranty Deed from Lana L. Wilde and husband, Martin Wilde, dated 11/02/2017 and recorded 11/03/2017, of record in Instrument No. 20171103-0113176, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 239 5th Ave North, Unit #605, Nashville, TN 37219

File No.: 500915
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 26th day of August, 2019 .

Mike Maddox

Dana Maddox

State of Mississippi
County of Webster

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Maddox and Dana Maddox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of August, 2019.

Notary Public:
My Commission Expires: 01/22/20

STATE OF MISSISSIPPI
KENT MCLAIN
NOTARY PUBLIC
ID No. 101143
Commission Expires
January 22, 2020
WEBSTER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Dellana Lashorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19