Karen Johnson Davidson County
Batch# 317974 DEEDWARR
11/20/2019 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20191120-0120127

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF NOVEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.03.17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6471B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Penny L. Ford and Randall S. Ford	CapStar Bank	093-06-1B-614.00-CO
231 5th Ave N. Apt 304	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37219	Nashville, TN 37215	

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,

CHRISTOPHER SCOTT MICHAELS, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PENNY L. FORD AND RANDALL S. FORD, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. FD304, along with one parking space, of The Kress Lofts, Phase II, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Kress Lofts, 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 (corrected in Instrument No. 20080118-0006035), and Instrument No. 20080331-0032083, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, as amended. For further reference see Exhibit "B-I" to the Amendment No. 4 to Master Deed, The Kress Lofts, of record in Instrument No. 20071220-0146058, said Register's Office, for a more complete identification and description of such Unit.

This Condominium includes one (1) parking space that is further referenced in the Master Deed Amendment of record in Instrument No. 20071220-0146058, and further amended in Instrument No. 20080331-0032083, said Register's Office.

Being the same property conveyed to Christopher Scott Michaels, unmarried by Warranty deed from Maxmillian Smith, unmarried of record in Instrument No. 20140417-0032418 Register's Office for Davidson County, Tennessee, dated April 03, 2014 and recorded on April 17, 2014. Elizabeth Michaels joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 231 5th Ave N. Apt 304, 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 in 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 hand on the 18th day of November, 2019.

Christopher Scott Michaels by J. Attorney in Fact

Christopher Scott Michaels

By: J. Carlton Drumwright, Attorney-In-Fact

Elizabeth Michaels by J. Attorney in Fact

Elizabeth Michaels

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Christopher Scott Michaels and Elizabeth Michaels, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Christopher Scott Michaels and Elizabeth Michaels, and is authorized by Christopher Scott Michaels and Elizabeth Michaels, to execute this instrument on their behalf.

Witness my hand and official seal, this 18th day of November, 2019.

Notary Public

My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

File #: 19-6471B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY