Karen Johnson Davidson County
Batch# 390342 DEEDWARR
04/23/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20200423-0042622

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

G-SR-20-239-602

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael D. Miller	New Owner	
(NAME)	(NAME)	**093-06-1B-602.00-CO**
239 5th Ave N. #602		
(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 consideration, the receipt of which is hereby acknowledged, **ADAM C. KETRON AND MICHAEL R. MOORE, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL D. MILLER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 602, and one parking space, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument Nos. 20060324-0034091, 20070419-0047025, 20071220-0146058, 20080118-0006083, 20080331-0032083 and 20070227-0024233, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam C. Ketron and Michael R. Moore, both unmarried as tenants in common with the rights of survivorship by Warranty deed from Theodore M. Simons and Elisabeth Simons, husband and wife of record in Instrument No. 20150206-0011349 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on February 06, 2015.
The said Adam C. Ketron and Michael R. Moore are now married to each other.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Kress Lofts Condominiums of record in Instrument Number 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, Scrivener's Affidavit recorded at Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7423, Page 374, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of The Kress Lofts, LLC of record in Instrument Number 20050218-0018799, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20051128-0142924, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20050429-0048064 and Instrument No. 20050429-0048066, in the Register's Office for Davidson County, Tennessee.
- Ordinance No. BL2002-1033 approving Amendment No. 6 to the Capitol Mall Redevelopment Project Plan of record in Instrument Number 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
- Metropolitan Development and Housing Agency Capitol Mall Redevelopment Project containing Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency with supplemental requirements of record in Instrument Number 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **239 5th Ave N. #602, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 14th DAY OF APRIL, 2020.

Adam C. Ketron by his Attorney in Fact

Adam C. Ketron by Margaret Means,
Attorney in Fact

Michael R. Moore by his Attorney in Fact

Michael R. Moore by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADAM C. KETRON AND MICHAEL R. MOORE, and who acknowledged he/she/they executed the same as the free act and deed of the said ADAM C. KETRON AND MICHAEL R. MOORE.

Witness my hand and official seal, this the 14th of April, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022