33579-5

WARRANTY DEED

Karen Johnson Davidson County
Batch# 455133 DEEDWARR
08/12/2020 10:41:07 AM 2 pgs
Fees: $13.00 Taxes: $1,472.60

20200812-0089818

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$398,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2020.

Notary Public

My commission expires: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Landon Hoffman	MIG	**093-06-1B-300.00co**
239 5th Avenue North, Unit 300	8320 E. Walker Springs Lane #200	
Nashville, TN 37219	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Glenn Proffitt and Sharon Proffitt, Trustees of the Proffitt and Revocable Living Trust, u/a/d April 9, 2018

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

Landon Hoffman, a single man and Randall Hoffman, a married man, as joint tenants with rights 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 300 aka D-300 and 2 Parking Spaces, as specified on the Plat shown in the Master Deed, on the Plan of The Kress Lofts Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for The Kress Lofts Condominiums, 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 in Instrument No. 20080118-0006035, and further amended in Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Kress Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20050429-0048067, and amended in Instrument No. 20060324-0034091, said Register's Office, for a more complete identification and description of such Unit and parking Spaces.

BEING the same property conveyed to Glenn K. Proffitt and Sharon Proffitt, husband and wife by Warranty Deed dated May 10, 2013 from John Dwyer Hammes and wife, Lynley Hammes, of record in Instrument No. 20130514-0048498, said Register's Office. The said Glenn K.Proffitt and Sharon Proffitt, husband and wife, conveyed said property to Glenn Proffitt (deed Profitt) and Sharon Proffitt, Trustees of the Proffitt Revocable Living Trust, dated April 9, 2018, by Warranty Deed dated April 9, 2018, of record in Instrument No. 20181030-0107301, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit, of record in Instrument No. 20200805-0087080, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "B" to the Master Deed of record in Instrument No. 20050429-0048067, and amended in Instrument No. 20060324-0034091, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Charter of The Kress Lofts Condominiums Association, Inc. of record in Instrument No. 20051128-0142924, Register's Office for Davidson County, Tennessee.**

3. **Restrictive Covenants for the Capitol Mall Redevelopment Project, contained in instrument of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and in Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.**

4. **Restrictions contained in the Deed of record in Instrument No. 20050429-0048064, Register's Office for Davidson County, Tennessee.**

5. **Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

This is improved property, known as **239 5th Avenue North, Unit 300, 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 **10th** day of **August, 2020.**

Glenn Proffitt, Co-Trustee of the Proffitt Revocable Living Trust u/a/d April 9, 2018

Sharon Proffitt, Trustees of the Proffitt Revocable Living Trust u/a/d April 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Glenn Proffitt and Sharon Proffitt, Trustees of the Proffitt Revocable Living Trust, u/a/d April 9, 2018,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2020.**

Notary Public

My Commission Expires: 4/8/24

