Karen Johnson Davidson County
Batch# 467971 DEEDWARR
09/01/2020 10:57:31 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20200901-0099191

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200700319A

WARRANTY DEED

SEAN S. LAND NOTARY PUBLIC STATE AT LARGE, KY.

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Daviess
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/4/2023

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Ray Chaney and Christine Suzanne Chaney	**SAME**	**093-06-1B-305.00 CO**
239 5th Ave. N. Unit 305		
Nashville, TN 37219		

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,

Shanti J. Box, Conservator of the Conservatorship Estate of Carol K. Comer, "Sr."

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

Travis Ray Chaney and Christine Suzanne Chaney

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. 305, along with one parking space, 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 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, to which master deed reference is hereby mad for a more particular description of said Unit.

BEING the same property conveyed to Carol K. Comer, Sr., a single person, by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, dated 9/23/2010 and recorded 10/4/2010 in Instrument No. 20101004-0079292, in the Register's Office of Davidson County, Tennessee. Shanti J. Box, was appointed Conservator of the Conservatorship Estate of Carol K. Comer, "Sr." on August 20, 2020 in Docket Number 20P-1156 Order Appointing Conservatorship and Order to Sell Real Estate and recorded in Instrument Number 20200901-0099190, Register's Office for Davidson County, Tennessee, being recorded simultaneously herewith.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **239 5th Ave. N. Unit 305, 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, their heirs and assigns forever, and we do covenant with 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 our hands this 28th day of August, 2020.

Shanti J. Box, Conservator of the Conservatorship
Shanti J. Box, Conservator of the Conservatorship Estate of Carol K. Comer, Sr.
estate of Carol K Comer, "SR"

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Shanti J. Box with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Conservator of Conservatorship Estate of Carol K. Comer, Sr. the within named bargainor, and Conservatorship Estate, and that she as such Conservator being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the as Conservator, by the said Shanti J. Box as such Conservator.

Witness my hand and official seal at office at Tampa, Florida on this the 28th day of August, 2020.

Commission Expires: 11/03/2023

Rachel Teeter
Notary Public

RACHEL TEETER
Notary Public-State of Florida
Commission # GG 928825
My Commission Expires
November 03, 2023