THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 579394 DEEDWARR
02/26/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20210226-0024571

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Michael Douglas Fitzgerald 239 5th Ave North Nashville, TN 37219	New Owner	093-06-1B-401.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David William Latture and Lara Prestwood Latture, husband and wife and William Tucker Latture, an unmarried man, joint tenants with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Douglas Fitzgerald, an unmarried man**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 401 and 1 parking space, on the Horizontal Property Regime for The Kress Lofts Condominiums, as recorded in Master Deed of record as Instrument No. 20050429-0048067 and amended as Instrument No's 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, and 20080331-0032083, said Register's Office, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to David William Latture and Lara Prestwood Latture, husband and wife, and William Tuck Latture, an unmarried man, joint tenants with right of survivorship, by Warranty Deed from Jacob E. Alexander, an unmarried man, of record on April 18, 2019, at Instrument No. 20190418-0035636, Davidson County Register of Deeds.

This is property commonly known as 239 5th Ave North Nashville, TN 37219.
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 17 **day of February, 2021**:

David William Latture

Lara Prestwood Latture

William Tucker Latture

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David William Latture and Lara Prestwood Latture and William Tucker Latture** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of February, 2021:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$289,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 24th DAY OF February, 2021.

Notary Public

My Commission Expires: _____

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

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Notary's Signature

My Commission Expires: 12/15/2021