THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36118-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 607568 **DEEDWARR**
04/06/2021 01:07:51 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50

20210406-0044969

WARRANTY DEED

Address New Owner: Daniel York 239 5th Avenue N., #604 Nashville, TN 37219	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 093061B60400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brad Norris, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel York, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 239 5th Avenue N., #604, Nashville, TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2021.

Brad Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brad Norris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 604, together with 2 parking spaces, together with the appurtenant interest in the common elements of The Kress Lofts Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20050429-0048067, amended in Instruments No. 20060324-0034091, No. 20070227-0024233, No. 20070419-0047025, No. 20071220-014658 and No. 20080331-0032083, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B-9 to the aforementioned Master Deed as amended.

Being the same property conveyed to Brad Norris, an unmarried man, by deed dated February 13, 2015 from Carolyn Payne and Charles J. French, Jr., husband and wife, of record in Instrument No. 20150220-0014856, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 093061B60400CO.
2. Restrictive covenants contained in an instrument of record in Book 7423, page 374, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 , Instrument No. 20050124-0008719, and Instrument No. 20050429-0048064, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Kress Lofts Condominiums, of record in Instrument No. 20050429-0048067, amended in Instruments No. 20060324-0034091. No. 20070227-0024233 and No. 20070419-0047025, Instrument No. 20071220-0146058, corrected in Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Subject to all matters set out in Quitclaim Deeds recorded in Intrument No. 20050429-0048064 and Instrument No. 20050429-0048066, Register's Office for Davidson County, Tennessee.
6. Capitol Mall Redevelopment Plan pursuant to Ordinance Nos. 77-716, amended in O82-845, O87-1695, O91-1567, O93-774, O97-775, O98-1187, BL 2002-1033, BL 2004-424 and BL 20050124-00087A, Metropolitan Council of Metropolitan Government of Nashville and Davidson County, TN.
7. All matters set forth in the Deed of record in Book 4946, page 501, Register's Office for Davidson County, Tennessee.