PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 744749 DEEDWARR
10/27/2021 11:14:28 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20211027-0144328

B-BMR-21-231-306

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

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)
Akers Montgomery Oglesby	New Owner	
(NAME)	(NAME)	**093-06-1B-616.00-CO**
231 5th Ave N., #306		
(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, **ALAN WATT AND WIFE, SANDRA WATT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AKERS MONTGOMERY OGLESBY, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. FD 306 of The Kress Lofts, Phase II, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Kress Lofts Condominiums of record in instrument Number 20071220-0146058, amended in Instrument No. 20080331-0032083, Scrivener' s Affidavit of record in Instrument No. 20080118-0006035, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and ail 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Alan Watt and Wife, Sandra Watt by Warranty deed from Art Avenue Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080319-0027871 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 19, 2008. (Value of consideration shown in aforementioned deed $245,000.00.) Being also known as 231 5th Ave N. #306 FD 306 Nashville, Tennessee 37219.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- All matters shown on the Plan attached as Exhibit B-1 to Amendment No. 4 to Master Deed in Instrument 200712200146058, corrected in Instrument 200801180006035 and further amended in Instrument 200803310032083, Register's Office for Davidson County, Tennessee.
- 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, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 8027, page 865, Book 9208, page 613, Book 10512, page 464 amended in Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.
- Subject to the terms and conditions as contained in Instrument No. 20051201-0144514, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20051128-0142924, Register's Office for Davidson County, Tennessee.
- Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

- Application to Combine Parcels in Instrument No. 20061127-0145769, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **231 5th Ave N., #306, 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 26th DAY OF OCTOBER, 2021.

Alan Watt by Will Grones attny in fact

Alan Watt by Will Grones, Attorney in Fact

Sandra Watt by Will Grones attny in fact

Sandra Watt by Will Grones, 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, WILL GRONES, 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 ALAN WATT AND SANDRA WATT, and who acknowledged he/she/they executed the same as the free act and deed of the said ALAN WATT AND SANDRA WATT.

Witness my hand and official seal, this the 26th of October, 2021.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

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