WARRANTY DEED

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BROWARD

Karen Johnson Davidson County
Batch# 747519 DEEDWARR
11/02/2021 09:18:14 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20211102-0146391

CTUAL CONSIDERATION OR VALUE, WHICHEVER IS ER, FOR THIS TRANSFER IS $450,000.00

Karen M. Blake
Affiant

CRIBED AND SWORN TO BEFORE ME, THIS THE 29th day ber, 2021

Notary Public

File No. TR-21-1335

...OMMISSION EXPIRES:

(AFFIX SEAL)

GINGER E. WALD
MY COMMISSION # GG 205446
EXPIRES: June 4, 2022
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan S. Ware and Amie K. Ware	Wilson Bank & Trust	
(NAME)	(NAME)	
231 Rep John Lewis Way North #407	207 Legend Dr.	093-06-1B-629.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Lebanon, TN. 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Karen M. Blake**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan S. Ware and Amie K. Ware**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
A certain condominium located in Davidson County, Tennessee, being Unit No. FD 407 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 all 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 Karen M. Blake, unmarried by Warranty deed from Kevin L. Maxwell, unmarried of record in Instrument No. 20140519-0042752 Register's Office for Davidson County, Tennessee, dated May 14, 2014 and recorded on May 19, 2014. (Value of consideration shown in aforementioned deed $323,000.00.) Being also known as 231 Rep John Lewis Way North #407 407 Nashville, Tennessee 37219.

This is property more commonly known as 231 Rep John Lewis Way North #407, Nashville, TN 37219.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 29th day of October, 2021.

Karen M. Blake

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BROWARD

On this 29th day of October, 2021, before me personally appeared Karen M. Blake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office this 29th day of October, 2021.

GINGER E. WALD
MY COMMISSION # GG 205446
EXPIRES: June 4, 2022
Bonded Thru Notary Public Underwriters

Notary Signature
My commission expires: