(3)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

No. 17

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 23024368

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$450,000.00~~.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2023.

Notary Public
My Commission Expires: _

Karen Johnson Davidson County
Batch# 988544 **DEEDWARR**
04/05/2023 08:31:28 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20230405-0024638

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Johnson Lim and Nam Lim 231 Rep John Lewis Way N Unit 307 Nashville TN 37219	~~New Owner~~ Stif Mutual of Omaha Mortgage Inc. 3131 Camino Del Rio North Suite 1100 San Diego, CA 92108	Tax Parcel ID No. 093 06 1B 617.00

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, **Chadwick L. Warrix and Lora D. Warrix, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johnson Lim and Nam Lim, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit FD 307, The Kress Lofts - Phase II, as established under Master Deed of record in Instrument No. 20071220-0146058, Corrected at Instrument No. 20080118-0006035 and amended at Instrument No. 20080331-0032083, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Chadwick L. Warrix and Lora D. Warrix, Husband and Wife, by Warranty Deed from Dinesh Nandan and Wife, Nancy Mei Lee, of record in Instrument No. 20130424-0040688, in the Register's Office of Davidson County, Tennessee, dated April 18, 2013, and recorded on April 24, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Kress Lofts - Phase II Condominium of record in Instrument No. 20050429-0048067, as amended by instrument(s) of record in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, Corrected at Instrument No. 20080118-0006035 and amended at Instrument No. 20080331-0032083; also subject to easements, rights and interests 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 building thereon.

Charter of record in Instrument No. 20051128-0142924, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374, as amended in Book 8027, Page 865; Book 9208, Page 613, Instrument No. 20050124-0008719 and Instrument No. 20051201-0144514.

Ordinance No. 097-755 recorded in Book 10512, Page 464 and Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.

An Application to Combine Parcels recorded in Instrument No. 20061127-0145769.

All of the terms and provisions set forth and contained in that certain Lease between First American Trust Company, Trustee under the Will of Mildred G. Helm and Agent under Agreement of John B. Wilson Family, Merry Lisa-Dean Talley and Jesse L. Talley, Lessor, and Family Dollar Stores of Nashville Tenn., Inc., Lessee, a memorandum of which is recorded in Book 8690, Page 320.

This is improved property located at 231 Rep John Lewis Way N Unit 307 Nashville TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of March, 2023.

Chadwick L. Warrix By Ryan Dieck Attorney in fact
Chadwick L. Warrix
By: Ryan Dieck, Attorney in Fact

Lora D. Warrix By Ryan Dieck, Attorney in fact
Lora D. Warrix
By: Ryan Dieck, 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, Ryan Dieck, 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, and who further acknowledged that he is the Attorney-in-Fact for Chadwick L. Warrix and Lora D. Warrix and that he is authorized by Chadwick L. Warrix and Lora D. Warrix to execute this instrument on their behalf.

WITNESS my hand, at office, this 31st day of March, 2023.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024