10-0126

WARRANTY DEED **15880**

Record and Return to:
Tennessee Title Services
6 Cadillac Dr s- 100
Brentwood, TN 37027

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$196,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF **MARCH, 2010.**

Notary Public

MY COMMISSION EXPIRES: **September 17, 2011.**

(AFFIX SEAL)

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Rodriguez	Prime Lending	**082-13-0-E-405.00 CO**
(NAME)	(NAME)	
817 3rd Avenue North, Unit 405	18111 Preston Rd, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Dallas, TX 75252	
(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, WE, **James Tilden McLean, Sr., unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Rodriguez, a single man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 405, and all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No., 20080111-0003637, and amended by Instrument No., 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Unit No., 405 is assigned parking space 1 as shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Tilden McLean, Sr., unmarried by deed of record in Instrument 20080902-0089605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the charter, master deed, by-laws, existing plat notes, conditions, restrictions and easements of record.

This property is not the grantors principal place of residence.

unimproved ☐

This is improved ☒ property, known as **817 3rd Avenue North, Unit 405, Nashville, TN 37201**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20100018379 DEEDWARR
Recvd: 03/30/10 09:15 2 pgs
Fees:13.00 Taxes:725.20

20100330-0023501

Witness my/our hand(s) this 26th day of March, 2010.

James Tilden McLean, Sr.

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James Tilden McLean, Sr. the bargainor(s), 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 and official seal at Smyrna, Tennessee, this 26th day of March, 2010.

Commission expires:9/17/2011

Notary Public

ANTHONY ELLIS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.