BILL GARRETT, Davidson County
Trans:T20120068464 DEEDWARR
Recvd: 09/12/12 10:32 2 pgs
Fees:13.00 Taxes:569.80
20120912-0082697

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 2/19/16

(AFFIX SEAL)

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R-VRES-12-817-203

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP PARCEL NUMBER
Kevin J. Solaka	New Owner	
817 3rd Avenue N #203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		082130E20300CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we INNOKO 1, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN J. SOLAKA, hereinafter called the Grantee(s), their heirs and assigns, that 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. 203, TOGETHER WITH STORAGE SPACE NO. 2K, 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. 203 IS ASSIGNED PARKING SPACE 12 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 INNOKO1, LLC BY QUITCLAIM DEED FROM TIMOTHY SHANNON AND WIFE, KATHLEEN CRIPPS OF RECORD IN INSTRUMENT 20081218-0121190, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 13, 2008 AND FURTHER, BEING THE SAME PROPERTY CONVEYED TO TIMOTHY SHANNON AND WIFE, KATHLEEN CRIPPS BY DEED FROM THIRD & HARRISON, LLC OF RECORD IN INSTRUMENT 20080825-0086949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 20, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT 200801040001256; INSTRUMENT 200801110003637; INSTRUMENT 200801040001256; INSTRUMENT 200801040001256; MINUTE BOOK D, PAGE 734; BOOK 51, PAGE 8; INSTRUMENT 200508250101610; INSTRUMENT NUMBER 200801040001256; INSTRUMENT 200801110003637; INSTRUMENT 200806090059308; INSTRUMENT 200611220144802; INSTRUMENT 200508250101609; INSTRUMENT 200611220144834; SAID REGISTER'S OFFICE; AND C) EASEMENTS OR RESTRICTIONS CONTAINED IN ORDINANCE NO. 088-349 OF THE ORDINANCES OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 817 3rd Avenue N #203, Nashville, Tennessee 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 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 5th day of September, 2012.

Innoko 1, LLC, a Tennessee limited liability company

BY: Situk 3, LLC, a Wyoming limited liability company, its Sole Member

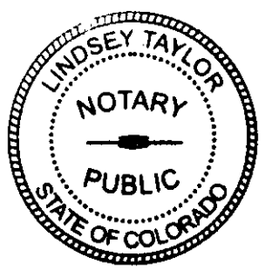
BY: _____
Kathleen Cripps, Member

STATE OF Colorado)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public of said County and State, KATHLEEN CRIPPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be a Member of SITUK 3, LLC, which is the Sole Member of INNOKO 1, LLC, the within named grantor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained by signing her name on behalf of INNOKO 1, LLC.

Witness my hand and official seal, this the 5 day of September, 2012.

_____
Notary Public
My Commission Expires: 4.2.2016
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903