BILL GARRETT, Davidson County
Trans:T20130031595 DEEDWARR
Recvd: 04/17/13 12:52 2 pgs
Fees:13.00 Taxes:1184.00

20130417-0038337

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

G-VRES-13-350-118

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin A. Sanders (NAME)	Same address (NAME)	
350 Harrison Street (ADDRESS)	As new Owner (ADDRESS)	**082130E11800CO**
Nashville, TN 37219 (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, we **BRIAN STOLTZFUS AND WIFE, ERIKA STOLTZFUS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN A. SANDERS, AN UNMARRIED MAN** 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. 118 WITH ALL RIGHTS AND APPURTENANCES THERETO BELONGING AS SET OUT IN THE MASTER DEED OF DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT RECORDED AS INSTRUMENT NO. 20080104-0001256, AND AMENDED BY SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO., 20080111-0003637 AND FIRST AMENDMENT RECORDED AT INSTRUMENT NO. 20080609-0059308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN STOLTZFUS AND WIFE, ERIKA STOLTZFUS BY WARRANTY DEED FROM THIRD & HARRISON, LLC, RECORDED ON THE 25TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080125-008109, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 51, PAGE 8; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001256, SURVEYORS CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20080111-0003637 AMENDED IN INSTRUMENT NO. 20080609-0059308; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20050825-0101609, 20061122-0144834, 20050825-0101610, 20061122-0144802 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **350 Harrison Street Nashville, Tennessee 37219**
(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 11th day of April, 2013.

4/11/13
Brian Stoltzfus

4/11/13
Erika Stoltzfus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Stoltzfus and Erika Stoltzfus, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowiedged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

~~RETURN TO~~
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212