WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033017 DEEDWARR
Recvd: 05/13/14 10:09 2 pgs
Fees:13.00 Taxes:721.50
20140513-0040777

G-PP-817-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley King	NEW OWNER	
(NAME)	(NAME)	**082-13-0E-208.00-CO**
817 3rd Ave North Unit 208		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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 **JENNIFER L. STRATTON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHLEY KING, A SINGLE PERSON** 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. 208, together with storage Space No. 2J, with 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. 208 is assigned parking space 7 as shown on the plan of the parking space assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer L. Stratton, unmarried by deed from Double A Development, LLC of record in Instrument No. 20091120-0107009 Register's Office for Davidson County, Tennessee, dated November 19, 2009 and recorded on November 20, 2009. (Value of consideration shown in aforementioned deed $159,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- All matters shown on the Plan of record in Minute Book D, page 734, and Book 51, page 8, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080104-0001256, amended by Surveyor's Certificate of Correction in Instrument No. 20080111-0003637, and further amended in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.
- By-Laws appended to Master Deed in Exhibit "B" of record in Instrument No. 20080104-0001256, as amended, Register's Office for Davidson County, Tennessee.
- Charter as appended to Master Deed in Exhibit "G" of record in Instrument No. 20080104-0001256, as amended, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20050825-0101610, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument No. 20061122-0144802, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20050825-0101609 and Instrument No. 20061122-0144834, Register's Office for Davidson County, Tennessee.
- Easements/restrictions contained in Ordinance No. 088-349 of the Ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **817 3rd Ave North Unit 208, Nashville, Tennessee 37201**.

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 the 6th DAY OF MAY, 2014.

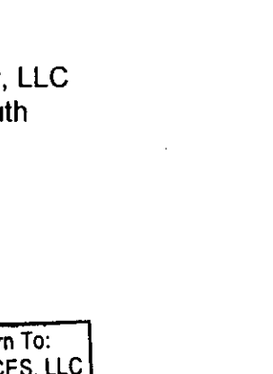
Jennifer L. Stratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of May, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066