WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048210 DEEDWARR
Recvd: 07/07/14 13:56 2 pgs
Fees:13.00 Taxes:795.50
20140707-0059542

R-VRES-14-817-405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Exp. June 4, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17 (AFFIX SEAL)

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)
Elizabeth K. Sanders	MERS	
(NAME)	(NAME)	**082-13-0E-405.00**
817 3rd Avenue N, Unit 405	P.O Box 2026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Flint MI 48501-2026	
(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 **DAVID RODRIGUEZ, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH K. SANDERS, A SINGLE WOMAN,** 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. 405, together with Storage Unit No. 41 and all rights and appurtenances thereto belong as set out in the Master Deed of District Lofts, a Condominium Development of record in Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 2008111-0003637 and amended by Instrument No. 20080609-0059308, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Unit No. 405 is assigned parking space 22 on the plan of the parking assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Rodriguez, a single man by deed from James Tilden McLean, Sr., unmarried of record in Instrument No. 20100330-0023501, and corrected in Instrument No. 20100415-0028561 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on March 30, 2010. The said David Rodriguez having since married Dalton P. Rodriguez.

Dalton P. Rodriguez joins herein to convey any marital interest she may have the in subject property.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Exhibit "C" to the Master Deed of record in Instrument 200801040001256 as corrected by Surveyor's Certificate of Correction and further amended in Instrument 200801110003637, Register's Office for Davidson County, Tennessee.
- By-Laws appended to Master Deed in Exhibit "B" of record in Instrument 200801040001256, as amended, Register's Office for Davidson County, Tennessee.
- Charter as appended to Master Deed in Exhibit "G" of record in Instrument 200801040001256, as amended, Register's Office for Davidson County, Tennessee.
- Plan of record in Minute Book D, page 734, and Book 51, page 8, Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage in Instrument 200508250101610, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of District Lofts of record in Instrument Number 200801040001256, amended by Surveyor's Certificate of Correction in Instrument 200801110003637, and further amended in Instrument 200806090059308, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 200611220144802, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200508250101609 and Instrument 200611220144834, 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 Avenue N, Unit 405, 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 30th DAY OF JUNE, 2014.

David Rodriguez

Dalton P. Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30 of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30 of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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