BILL GARRETT, Davidson County
Trans:T20150005449 DEEDWARR
Recvd: 01/22/15 13:11 2 pgs
Fees:13.00 Taxes:989.75
20150122-0006347

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122628**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $267,500.00 Affiant Subscribed and sworn to before me, this 15th day of January 2015. Notary Public My Commission Expires: 3/21/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Jimmy Petty and Brittany Petty 817 3Rd Ave N 309 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082130E30900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary S. Koffler, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jimmy Petty and Brittany Petty, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I

Land in Davidson County, Tennessee, being Unit No. 309, 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., 309 is assigned parking space 19 as shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Storage Space # 3E, 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.

Being the same property conveyed to Zachary S. Koffler, a single person by Warranty Deed from Third & Harrison, LLC, recorded on the 29th day of July, 2008 in Instrument No. 20080729-

0077288 as Tract I and being the same property conveyed to Zachary S. Koffler by Warranty Deed from Third & Harrison, LLC, recorded on the 15th day of October, 2008 in Instrument No. 20081015-0103951 as Tract II, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 51, Page(s) 8.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT of record in Instrument No. 20080104-0001256, as amended by Surveyors Certificate of Correction of record in Instrument No. 20080111-0003637, and amended at Instrument No. 20080609-0059308; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20061122-0144802.

Easement for Storm Drainage, recorded in Instrument No. 20050825-0101610.

Storm Water Detention Agreements recorded at Instrument Nos. 20050825-0101609 and 20061122-0144834.

Subject to all matters shown on survey by Wamble and Associates, Revised September 27, 2006.

This is improved property located at 817 3Rd Ave N 309 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January 2015.

Zachary S. Koffler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary S. Koffler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January 2015.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018