WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011595 DEEDWARR
Recvd: 02/18/15 08:19 2 pgs
Fees:13.00 Taxes:1435.60
20150218-0013642

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

R-VRES-14-825

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)
William Penz and Kimberly Penz	**Affiliated Mortgage Company**	
(NAME) **6409 Avalon Wood Dr.**	(NAME) **5601 Democracy Dr #140**	**082-13-0E-136.00-CO**
(ADDRESS) **McKinney, TX 75070**	(ADDRESS) **Plano, Texas 75024**	
(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 **MICHAEL HARLOW AND LISA HARLOW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM PENZ, A MARRIED PERSON, AND KIMBERLY PENZ, HIS WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 136 of District Lofts, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing District Lofts of record in Instrument Number 20080104-0001256, and by surveyors certificate of correction in Instrument No. 20080111-0003637, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Lisa Harlow and husband Michael Harlow by Warranty deed from Third & Harrison, LLC of record in Instrument No. 20080331-0031737 Register's Office for Davidson County, Tennessee, dated March 27, 2008 and recorded on March 31, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on Exhibit "C" to the Master Deed of record in Instrument 20080104-0001256, and Instrument 20080111-0003637, Register's Office for Davidson County, Tennessee.
- By-Laws appended to Master Deed in Exhibit "B" of record in Instrument 20080104-0001256, as amended, Register's Office for Davidson County, Tennessee.
- Charter as appended to Master Deed in Exhibit "G" of record in Instrument 20080104-0001256, as amended, Register's Office for Davidson County, Tennessee.
- 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.
- Agreement for Dedication of Easement for Storm Drainage in Instrument 20050825-0101610, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of District Lofts of record in Instrument Number 20080104-0001256, amended by Surveyor's Certificate of Correction in Instrument 20080111-0003637, and further amended in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 20061122-0144802, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20050825-0101609 and Instrument 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: **825 3rd Ave N, 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 13th DAY OF FEBRUARY, 2015.

Michael Harlow

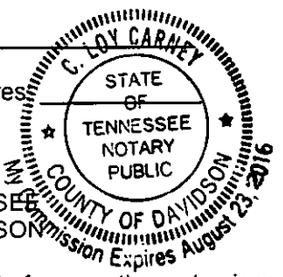
Lisa Harlow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL HARLOW, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2015.

Notary Public
My Commission Expires:
(SEAL)

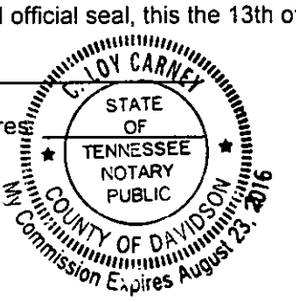


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA HARLOW, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2015.

Notary Public
My Commission Expires:
(SEAL)



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