WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079908 DEEDWARR
Recvd: 09/21/15 08:57 2 pgs
Fees:13.00 Taxes:1435.60
20150921-0095350

R-JG-15-811

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 18th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Kenneth D. Martin	**Quicken Loans Inc.**	
(NAME)	(NAME)	
225 Renz Hollow Road	**1050 Woodward Avenue**	**082-13-0E-131.00-C O**
(ADDRESS)	(ADDRESS)	
Oneida, TN 37841	**Detroit, MI 48226**	
(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 **WILLIAM B. PAINTHER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH D. MARTIN AND SANDRA K. MARTIN, HUSBAND AND 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. 131 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, amended by surveyor's certificate of correction in Instrument No. 20080111-0003637, amended in Instrument No. 20080609-0059308 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 Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to William B. Painther, an unmarried man by Warranty deed from Shane K. Stromei and Katie Stromei, husband and wife of record in Instrument No. 20110824-0065426 Register's Office for Davidson County, Tennessee, dated June 29, 2011 and recorded on August 24, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- 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.
- Master Deed establishing a Horizontal Property Regime of District Lofts, a Condominium Development of record in Instrument Number 20080104-0001256, amended by surveyor's certificate of correction in Instrument No. 20080111-0003637, amended in Instrument No. 20080609-0059308, 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.
- Agreement for Dedication of Easement 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
- Any easements or 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: **811 3rd Ave N, #11, 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 18th DAY OF SEPTEMBER, 2015.

William B. Painther

Ashley Fowler Painther by William B. Painther as Attorney in Fact

Ashley Fowler Painther, spouse of William B. Painther, hereby joins in this conveyance and does transfer and convey any and all marital interest Ashley Fowler Painther may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. PAINTHER, 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 18th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. PAINTHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ASHLEY FOWLER PAINTHER, and who acknowledged he/she/they executed the same as the free act and deed of the said ASHLEY FOWLER PAINTHER.

Witness my hand and official seal, this the 18th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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