2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160047870 DEEDWARR
Recvd: 06/07/16 10:05 2 pgs
Fees:13.00 Taxes:1200.65
20160607-0057223

RETURN TO:
ESCROW CORP
END AVE.
, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Hitt Duft and Samantha K. Duft	New Owner	082-13OE-416OOO
(NAME)	(NAME)	
817 3rd Ave N., Unit 416		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, NANCY K. TUJAGUE HARPER, F/K/A NANCY K. TUJAGUE, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO PATRICIA HITT DUFT, MARRIED, AND SAMANTHA K. DUFT, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 416, together with storage space no. 4H, 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 by Quitclaim Deed to Nancy K. Tujague from Joshua Curtis, dated January 26, 2012, of record as Instrument No. 20120201-0009135, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 817 3rd Ave N., Unit 416, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6th day of June, 2016.

Nancy K. Tujague Harper
By: attorney in fact

Nancy K. Tujague Harper, by Paul F. Soper, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Nancy K. Tujague Harper as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Nancy K. Tujague Harper.

Witness my hand and official seal at Nashville, this 6th day of June, 2016.

Melissa D. Harris
Notary Public

My Commission Expires: 03/10/2019

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019