Davidson County DEEDWARR
Recvd: 06/09/16 14:22 3 pgs
Fees:18.00 Taxes:1221.00

20160609-0058538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

R-VRES-16-817-417-T

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)
Richard Clarke and Jennifer Clarke	~~**First Security Bank, Inc.**~~ Same	
(NAME)	(NAME)	
817 3rd Avenue N, #417		**082-13-0E-417.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOHAN LAMA HOLMBERG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD CLARKE AND JENNIFER CLARKE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 number 417, together with storage space number 4L and all rights and appurtenances thereto belonging, as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument Number 20080104-0001256 as amended by Surveyor's Certificate of Correction of record as Instrument Number 20080111-0003637, as amended by Instrument number 20080609-0059308, Register's Office for Davidson County, Tennessee, to which references are hereby made.

Unit number 417 is assigned parking space 43 as shown on the plan of the parking space assignment as of record as Instrument 20080609-0059305, said Register's Office.

Being the same property conveyed to Mohan Lama Holmberg, an unmarried person by Warranty deed from Reginald F. Murphy, Jr., a single person of record in Instrument No. 20121221-0117998 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on December 21, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- 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.
- 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 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, #417, 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 4th DAY OF JUNE, 2016.

Mohan Lama Holmberg by John Gleaves as 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, JOHN GLEAVES, 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 MOHAN LAMA HOLMBERG, and who acknowledged he/she/they executed the same as the free act and deed of the said MOHAN LAMA HOLMBERG.

Witness my hand and official seal, this the 4th of June, 2016.

Notary Public
My Commission Expires: 5/20/19
(SEAL)

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

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018