WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057243 DEEDWARR
Recvd: 07/06/16 08:47 2 pgs
Fees:13.00 Taxes:962.00
20160706-0068843

B-VRES-16-817-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2016.

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)
Eileen Giger	new owner	
(NAME)	(NAME)	**082-13-0E-212.00-CO**
817 3rd Avenue North, Unit 212		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201-1093		
(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, **CLARK M. BUCKNER AND HOPE COOPER BUCKNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EILEEN GIGER,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 212 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 amended by surveyors certificate of correction of records in Instrument No. 20080111-0003637 and amended by 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Unit No. 212 is assigned parking space 38 as shown on the plan of the Parking space assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Also Conveyed herewith is Storage Unit No. 3H, 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 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clark M. Buckner and Hope A. Cooper by Warranty deed from Brian Grant and Lucretia Grant of record in Instrument No. 20140718-0063927 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 18, 2014. Clark M. Buckner and Hope A. Cooper having since married. Hope A. Cooper is now known as Hope Cooper Buckner.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat 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 Number 20080111-0003637, and further amended in Instrument Number 20080609-0059308, Register's Office for Davidson County, Tennessee.
- Charter as appended to Master Deed in Exhibit "G" of record in Instrument Number 20080104-0001256, in the Register's Office for DavidsonCounty, Tennessee.
- By-Laws appended to Master Deed in Exhibit "B" of record in Instrument Number 20080104-0001256, in the Register's Office for DavidsonCounty, Tennessee.

- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20050825-0101610, in the Register's Office for DavidsonCounty, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061122-0144802, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050825-0101609 and Instrument Number 20061122-0144834, in the 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 deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **817 3rd Avenue North, Unit 212, Nashville, Tennessee 37201-1093**.

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 1st DAY OF JULY, 2016.

Clark M. Buckner

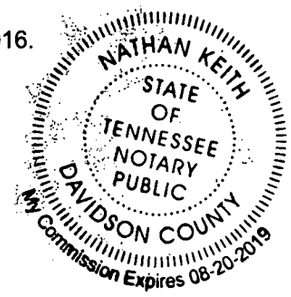
Hope Cooper Buckner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARK M. BUCKNER, 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 1st of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOPE COOPER BUCKNER, 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 1st of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212