WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160091442 DEEDWARR
Recvd: 10/17/16 13:54 2 pgs
Fees:13.00 Taxes:1683.50
20161017-0109543

R-VRES-16-827-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Wanda Hett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

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 E. Robbins and Randi L. Robbins	Mortgage Investors Group	
(NAME)	(NAME)	**082-13-0E-137.00-CO**
827 3rd Avenue N	8320 E Walker Springs Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Knoxville TN 37923	
(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, **KIMBERLY C. HART, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM E. ROBBINS AND RANDI L. ROBBINS, HUSBAND AND WIFE,** 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:

Being Unit No. 137 of District Lofts, a Condominium Development, established pursuant to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing District Lofts, a Condominium Development of record in Instrument 20080104-0001256, corrected by Surveyor's Certificate of Correction in Instrument 20080111-0003637, as amended in Instrument 20080609-0059308, said Register's Office, 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 alt 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 "C" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Kimberly C. Hart, unmarried by Warranty deed from Keith Grant, unmarried of record in Instrument No. 20090501-0039775 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on May 01, 2009. (Value of consideration shown in aforementioned deed $300,000.00.)

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- All matters shown on Exhibit "C" to the Master Deed of record in Instrument 20080104-0001256 as corrected by Surveyor's Certificate of Correction and further amended in 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 200508250101609 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.

- Quitclaim Deed to James Tilden McLean, Sr. from David Rodriguez of record in Instrument No. 20100415-0028560, Register's Office for Davidson County, Tennessee, dated April 14, 2010 and recorded on April 15, 2010. (Parking Space 1)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **827 3rd Avenue 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 14th DAY OF OCTOBER, 2016.

Kimberly C. Hart

Michael Arthur Marti, spouse of Kimberly C. Hart, hereby joins in this conveyance and does transfer and convey any and all marital interest Michael Arthur Marti 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, KIMBERLY C. HART, 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 14th of October, 2016.

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

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ARTHUR MARTI, 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 14th of October, 2016.

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

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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