RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179411

Davidson County DEEDWARR
Recvd: 09/01/17 09:40 3 pgs
Fees:18.00 Taxes:1030.08
20170901-0089974

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,400.00.

Natalie A Watts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Stewart 817 3rd Avenue, Unit 302 Nashville, TN 37201	NEW OWNER	082 13 0E 302.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Eight Thousand Four Hundred and 00/100 Dollars ($278,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FRED C. JORDAN AND WIFE, JULIANY JORDAN,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES STEWART, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 302, 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.

Unit No. 302 is assigned parking space 4 as shown on the plan of parking space assignment as of record in Instrument No. 20061016-0128432, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred C. Jordan and wife, Juliany Jordan, by Warranty Deed from Third & Harrison, LLC, dated 7/29/2008, recorded 7/29/2008, of record in Instrument No. 20080729-0077638, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 817 3rd Avenue, Unit 302, Nashville, TN 37201, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of August, 2017.

FRED C. JORDAN

JULIANY JORDAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Fred C. Jordan and wife, Juliany Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of August, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY