THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013678

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2017.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 11-5-19

Bill Garrett Davidson County
Batch# 23534 DEEDWARR
11/08/2017 10:54:34 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20171108-0114943

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Hardwick 817 3rd Ave North, Unit 311 Nashville TN 37201	New Owner	Tax Parcel ID No. 082-13-0E-311.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Swayne and Elizabeth Swayne, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey A. Hardwick, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 311, 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 to Steven Swayne and Elizabeth Swayne, husband and wife by Warranty Deed from John Stevens Basinger and wife, Jessie Meaghan Basinger of record as Instrument No. 20150615-0056197, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes for the year 2017, a lien currently due and payable.

Easements or claims of easements not shown by the Public Records.

Subject to all matters shown on the Plan as shown on Master Deed of record in Instrument No. 20080104-0001256, Register's Office for Davidson County, Tennessee.

All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of District Lofts, a Condominium Development of record in Instrument Number 20080104-0001256 and amended by surveyors certificate of correction of record in Instrument No. 30080111-0003637, and amended by Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20061122-0144802, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20061122-0144834, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20170717-0071706, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **817 3rd Ave North, Unit 311 Nashville TN 37201.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2017.

Steven Swayne

Elizabeth Swayne, by Steven Swayne,
Her 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, **Steven Swayne,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Elizabeth Swayne,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of November, 2017.

Notary Public

My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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