Bill Garrett Davidson County
Batch# 102978 DEEDWARR
06/11/2018 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20180611-0055725

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-21

(AFFIX SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-P-18-344-202

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
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)
Carol Sue Stewart	NEW OWNER	
(NAME)	(NAME)	
344 Harrison Street #202		**082-13-0E-219.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, **JONATHAN M. RICHARDS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROL SUE STEWART, AN UNMARRIED WOMAN,** 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. 219 of District Lofts, a Condominium Development established under the Master Deed establishing District Lofts, a Condominium Development of record in Instrument Number 20080104-0001256, and amended by Surveyors Certificate of Correction of record in Instrument No. 20080111-0003637 and Amendment in Instrument No. 20080609-0059308, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan M. Richards, an unmarried man by Warranty deed from Jennifer Neuville, a single person of record in Instrument No. 20150414-0032727 Register's Office for Davidson County, Tennessee, dated April 08, 2015 and recorded on April 14, 2015.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan attached as Exhibit "C" to the Master Deed of District Lofts in Instrument 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended in Instrument No. 20080609-0059308, 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.
- By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, 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 of record in Instrument Number 20080104-0001256, amended by Surveyor's Certificate of Correction in Instrument No. 200801110003637 and further amended in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.
- By-Laws appended to Master Deed as Exhibit "B" in Instrument 200801040001256, Register's Office for Davidson County, Tennessee.
- Charter of District Lofts appended to Master Deed in Exhibit "G" in Instrument 20080104-0001256, 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.
- Agreement for Dedication of Easement 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 20050825-0101609 and Instrument 20061122-0144834, Register' s Office for Davidson County, Tennessee.
- Any easements or restrictions contained in Ordinance No. 088-349 of the Ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20170717-0071706, in the Register's Office for Davidson County, Tennessee.
- District Lofts Short Term Rental (STR) Rules & Regulations of record in Instrument Number 20161107-0117498, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **344 Harrison Street #202, Nashville, Tennessee 37219**.

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 7th DAY OF JUNE, 2018.

Jonathan M. Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN M. RICHARDS, 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 7th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KAYAN LOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

True Copy Certification

I, Penny Y. Ray, 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 Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019