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

CRT File No. 180717010

Bill Garrett Davidson County
Batch# 124899 DEEDWARR
08/06/2018 12:44:28 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180806-0077053

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2018.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 12, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Neal Morse 817 3rd Avenue North #204 Nashville TN 37201	New Owner 329 Martin Lane Cottontown, TN 37048	Tax Parcel ID No. 082130E20400CO

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, **Brian Church, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neal Morse, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 204, 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., 204 is assigned parking space 11 as shown on the plan of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Church, unmarried by Warranty Deed from Double A Development, LLC, recorded on the 17th day of December, 2009 in Instrument No. 20091217-0115043, in the Register's Office of Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and 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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 51, Page(s) 8.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT of record in Instrument No. 20080104-0001256, Surveyor's Certificate of Correction recorded at Instrument No. 20080111-0003637, First Amendment recorded at Instrument No. 20080609-0059308 ; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20061122-0144802.

Easement for Storm Drainage, recorded in Instrument No. 20050825-0101610. Stormwater Detention Agreements recorded at Instrument Nos. 20050825-0101609 and 20061122-0144834.

Subject to all matters shown on survey by Wamble and Associates, revised on September 27, 2006.

This is improved property located at 817 3rd Avenue North #204 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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 26th day of July, 2018.

Brian Church

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Church, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2018.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public
My Commission Expires: _____