Bill Garrett Davidson County
Batch# 129055 DEEDWARR
08/15/2018 08:56:54 AM 2 pgs
Fees: $13.00 Taxes: $1,678.88

20180815-0080486

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-BR-18-811

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)
Thomas Joe King	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
811 3rd Avenue N	**8024 Calvin Hall Road**	**082-13-0-E-131.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	**Indian Land, SC 29707**	
(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, **KENNETH D. MARTIN AND SANDRA K. MARTIN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS JOE KING, AN UNMARRIED MAN,** 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. 131 of District Lofts, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing District Lofts of record in Instrument Number 20080104-0001256, amended by surveyor's certificate of correction in Instrument No. 20080111-0003637, amended in Instrument No. 20080609-0059308, in the Register's Office for Davidson County, Tennessee, 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 all 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Kenneth D. Martin and Sandra K. Martin, husband and wife by Warranty Deed from William B. Painther, married, of record in Instrument No. 20150921-0095350, Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 21, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Minute Book D, page 734, and Book 51, page 8, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of District Lofts, a Condominium Development of record in Instrument Number 20080104-0001256, amended by surveyor's certificate of correction in Instrument No. 20080111-0003637, amended in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage in Instrument No. 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 No. 20061122-0144802, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20050825-0101609 and Instrument No. 20061122-0144834, 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.
- Grant of Easement of record in Instrument Number 20170717-0071706, in the 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **811 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 10th DAY OF AUGUST, 2018.

Kenneth D. Martin

Sandra K. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH D. MARTIN, 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 10th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA K. MARTIN, 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 10th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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