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

CRT File No. 181018033

Karen Y Johnson Davidson County
Batch# 156649 **DEEDWARR**
11/05/2018 10:09:33 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20181105-0109343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,000.00.

KCN
Affiant

Subscribed and sworn to before me, this 2nd day of November, 2018.

Notary Public
My Commission Expires

SHARA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hunter James Tate 817 3rd Avenue N #202 Nashville TN 37201	New Owner	Tax Parcel ID No. 082 13 0E 202.00 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, **Mary Lynn Hollingshead, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter James Tate, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 202, together with Storage Space No. 2L, and 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. 202 is assigned parking space 13 as shown on the plan of the Parking Space Assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Lynn Hollingshead, an unmarried woman by Warranty Deed from Innoko 1, LLC, recorded on the 10th day of December, 2012 in Instrument No. 20121210-0113576, in the Register's Office of Davidson County, Tennessee.

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 2019 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; corrected by Surveyor's Certificate of Correction recorded at Instrument No. 20080111-0003637, as further amended by instrument(s) of record in Instrument No. 20080609-0059308.

Easement for Storm Drainage, recorded in Instrument No. 20050825-0101610.

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

Easement for Stormwater Detention Agreement, recorded in Instrument Nos. 20050825-0101609 and 20061122-0144834.

Easements/Restrictions contained in Ordinance No. 088-349 of the ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee.

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

FYI: Parking Space #13 assigned per 1st Amendment to Master Deed recorded at Instrument No. 20080609-0059308.

This is improved property located at 817 3rd Avenue N #202 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, 2018.

Mary Lynn Hollingshead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 2nd day of November, 2018.

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021