THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023037** Karen Johnson Davidson County Batch# 300569 DEEDWARR 10/14/2019 11:23:35 AM 3 pgs Fees: $18.00 Taxes: $1,406.00 20191014-0104991	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Shayna Smith Affiant Subscribed and sworn to before me, this 10th day of October, 2019. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

WARRANTY DEED

Address New Owner: Shayna Smith 817 N 3rd Avenue #417 Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-13-0E-417.00-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, **Richard Clarke and Jennifer Clarke, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shayna Smith, unmarried**, ("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 number 417, together with storage space number 4L and all rights and appurtenances thereto belonging, as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument Number 20080104-0001256 as amended by Surveyor's Certificate of Correction of record as Instrument Number 20080111-0003637, as amended by Instrument number 20080609-0059308, Register's Office for Davidson County, Tennessee, to which references are hereby made.

Unit number 417 is assigned parking space 43 as shown on the plan of the parking space assignment as of record as Instrument 20080609-0059305, said Register's Office.

Being the same property conveyed to Richard Clarke and Jennifer Clarke by Warranty deed from Mohan Lama Holmberg, unmarried of record in Instrument No. 20160609-0058538 Register's Office for Davidson County, Tennessee, dated June 04, 2016 and recorded on June 09, 2016.

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.

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 form.

Rights or claims of 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 or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

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

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Taxes for the year 2019, a lien due and payable, but not delinquent.

All matters shown on Exhibit "C" to the Master Deed of record in Instrument 200801040001256 as corrected by Surveyor's Certificate of Correction and further amended in Instrument 200801110003637, 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.

Agreement for Dedication of Easement for Storm Drainage in Instrument 200508250101610, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the 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 of record in Instrument Number 200801040001256, amended by Surveyor's Certificate of Correction in Instrument 200801110003637, and further amended in Instrument 200806090059308, Register's Office for Davidson County, Tennessee.

Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 200611220144802, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument 200508250101609 and Instrument 200611220144834, Register's Office for Davidson County, Tennessee.

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

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 817 N 3rd Avenue #417 Nashville TN 37207

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 10th day of October, 2019.

Richard Clarke

Jennifer Clarke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Clarke and Jennifer Clarke, 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 10th day of October, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOVEMBER 8, 2021