Karen Johnson Davidson County
Batch# 312935 DEEDWARR
11/07/2019 02:36:59 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20191107-0115291

WARRANTY DEED

W-ZSI-19-817-315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
The Anthony Living Trust	new owner	
(NAME) **817 3rd Avenue North #315**	(NAME) 6743 Schwartz Way	**082-13-0E-315.00-CO**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS) College Grove, TN 37046	
(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, **MARY COULTER F/K/A MARY FRANCES KLEKAMP, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL ANTHONY AND KRISTIN ANTHONY, TRUSTEE OF THE ANTHONY LIVING TRUST,** 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:

Land in Davidson County, Tennessee, being Unit number 315, 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 315 is assigned parking space 32 as shown on the plan of the parking space assignment as of record as Instrument 20080609-0059308, said Register's Office.

Being the same property conveyed to Mary Frances Klekamp by Warranty Deed from Third & Harrison, LLC of record in Instrument No. 20080717-0073239 Register's Office for Davidson County, Tennessee, dated July 15, 2008 and recorded on July 17, 2008.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- 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.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **817 3rd Avenue North #315, 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 5th DAY OF NOVEMBER, 2019.

Mary Coulter f/k/a Mary Frances Klekamp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY COULTER, 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 5th of November, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



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