WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/07 09:43 2 pgs
Fees:13.00 Taxes:838.42
20071226-0146957

ANDREW P. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan K. Grude	Jan K. Grude	104-024-B-441.00 CO
(NAME)	(NAME)	
3000 Vanderbilt Place, Unit 441	3000 Vanderbilt Place	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Bradley S. Troxel, husband and wife, Lori Troxel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jan K. Grude, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit 441 of Bristol West End, a Condominium Development, 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, under the Master Deed establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, Amended in Instrument No. 20070629-0077729, 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being part of the same property conveyed by Quitclaim Deed from Bristol West End, LLC., A Tennessee Limited Liability Company to Bristol West End Ventures, Inc., A Tennessee Corporation, recorded August 14, 2006 in Instrument No. 20060814-0100028, Register's Office for Davidson County, Tennessee and being part of the same property conveyed by Quitclaim Deed from Cherokee Equity Corporation, a Tennessee Corporation and Wilson Receivables, LLC, a Tennessee Limited Liability Company to Bristol West End, LLC, a Tennessee Limited Liability Company recorded May 12, 2005 in Instrument No. 20050512-0053929, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed to Mike Davis, a single man, and Scott Troxel and wife, Lori Troxel recorded October 8, 2007 in Instrument Number 20071008-0119725 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Mike Davis, a single man, to Scott Troxel and wife, Lori Troxel recorded October 25, 2007 in Instrument Number 20071025-0126140 in the Register's Office for Davidson County, Tennessee. Bradley S Troxel
Also known as Scott Troxel

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Unimproved ☐

This is improved ☒ property, known as 3000 Vanderbilt Place, Unit 441, Nashville, Tennessee 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 17th day of December, 2007.

Bradley S. Troxel

Lori Troxel

NOTARY AFFIDAVIT

State of Tennessee, County of Davidson }SS:

On December 17, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared

Bradley S. Troxel and Lori Troxel

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

(seal)

ANDREW P. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed name: Andrew P. Grisham

My commission expires: 5-14-08