B0436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/08 14:05 3 pgs
Fees:18.00 Taxes:777.00
20080303-0020982

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00.

Affiant

Subscribed and sworn before me on February 29, 2008.

NOTARY PUBLIC

My commission expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23063SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mate Sztipanovits & Janos Sztipanovits Agnes Sztipanovits 3000 Vanderbilt Place, #239 Nashville, TN 37212	SAME ADDRESS AS NEW OWNER	104-2-4-B-239.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bristol West End Ventures, Inc., a Tennessee Corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **Mate Sztipanovits, a single person, as to a one percent undivided interest and Janos Sztipanovits, and wife, Agnes Sztipanovits, as to a ninety-nine percent undivided interest, all as tenants in common**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 239 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 as Instrument No. 20070503-0053313 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 "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 in Instrument No. 20070629-0077729, said Register's Office.

Being a portion of the same property conveyed to Bristol West End Ventures, Inc., a Tennessee corporation, by Quitclaim Deed from Bristol West End, LLC, a Tennessee limited liability company, of record as Instrument No. 20060814-0100028 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County Taxes have been prorated by the parties and assumed by the Grantees.
2. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described 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 easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20070629-0077729, said Register's Office (collectively, as amended, the "Master Deed"), and the By-Laws appended thereto as Exhibit "B."
4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.
5. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
6. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
9. Assignment of Developer's Rights of record as Instrument No. 20071227-0148043 in said Register's Office.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3000 Vanderbilt Place, #239, Nashville, TN 37212.

TO HAVE AND TO HOLD the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered

unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said condominium unit to the said GRANTEES, 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.

The Grantor has caused these presents to be executed by its Authorized Representative on February 29, 2008.

Bristol West End Ventures, Inc.
a Tennessee Corporation

BY: _____
Its Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 29, 2008, personally appeared before me, a Notary Public in and for the State and County aforesaid, Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of Bristol West End Ventures, Inc., a Tennessee Corporation, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

_____
NOTARY PUBLIC

My commission expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE