BILL GARRETT, Davidson County
Trans:T20100076295 DEEDWARR
Recvd: 12/03/10 10:13 3 pgs
Fees:18.00 Taxes:1905.50
20101203-0096435

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this the 2 day of ~~November~~ December 2010.

Notary Public

My commission expires: 11-16-2011

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Trudie A. Goers	SAME	**P/O MAP 93-13 PAR. 544**
700 12th Avenue South Unit R 1011		**093130D09700CO**
Nashville, TN 37203		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CJUF II TERRAZZO LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trudie A. Goers, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. R 1011, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to CJUF II Terrazzo LLC, a Delaware limited liability company by deed from 12th & Division Properties, LLC, a Tennessee limited liability company of record in Instrument 200708270102784, said Register's Office, dated August 24, 2007.

This conveyance is subject to the following:

Taxes for the year 2010, a lien due and payable, but not yet delinquent;

All matters shown on the Plan of record in Instrument 200511160138405, said Register's Office;

All matters shown on the Plan of Terrazzo Condominiums of record in Instrument 20081223-0122167, Register's Office for Davidson County, Tennessee;

Easement retained in Ordinance No. 72-317 and of record in Book 4643, page 498, said Register's Office.

Stormwater Detention Agreement with the Metropolitan Government of Nashville and Davidson County, recorded in Instrument 200606150071504, said Register's Office;

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances with the Metropolitan Government of Nashville and Davidson County, recorded in Instrument 200606150071498, said Register's Office;

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 and By-Laws, appended thereto, establishing a Horizontal Property Regime of Terrazzo, a Condominium, of record in Instrument Number 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, and Instrument No. 20090827-0080784, Register's Office for Davidson County, Tennessee;

Charter for Terrazzo Condominium Association, Inc., of record in Instrument 20081223-0122305, Register's Office for Davidson County, Tennessee.

Charter for Terrazzo Residential Owners' Association, Inc., of record in Instrument 20090828-0080937, Register's Office for Davidson County, Tennessee.

Charter for Terrazzo Commerical/Office Owners' Association, Inc., of record in Instrument 20090828-0080938, Register's Office for Davidson County, Tennessee.;

Rights of others in & to the common areas and/or elements.

This is improved (__X__) unimproved (____) property known as 700 12th Ave S., Unit R 1011, Nashville, TN 37203.

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 HANDS EFFECTIVE AS OF November 30, 2010.

CJUF II TERRAZZO LLC,
a Delaware limited liability company

By: Crosland Terrazzo, LLC,
a North Carolina limited liability company, Member

By: Crosland Manager, LLC,
a North Carolina limited liability company, its Manager

By: William C. Barkley

Its: Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, William C. Barkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the Authorized Agent of Crosland Manager, LLC, which is the Manager of Crosland Terrazzo, LLC, which is a Member of the CJUF II TERRAZZO LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of CJUF II TERRAZZO LLC.

Witness my hand, at office, this the 2 day of ~~November~~ Dec, 2010.

Notary Public

My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20101570RZ