BILL GARRETT, Davidson County
Trans:T20110008117 DEEDWARR
Recvd: 02/08/11 09:34 2 pgs
Fees:13.00 Taxes:1450.40
20110208-0010986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $392,000.00

Affiant

Subscribed and sworn to before me, this the 1 day of ~~January~~ FEB 2010.

Notary Public

My commission expires: 7-2-2013

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Hugh Duguid	**Wells Fargo Home Mortgage**	**P/O MAP 93-13 PAR. 544**
700 12th Avenue South Unit R 913	**P.O. Box 11701**	**093130D08700CO**
Nashville, TN 37203	**Newark, NJ 071014701**	

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

Hugh A. Duguid and Sandra D. Duguid, husband and wife

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 913, 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 all restrictions, easements and planning documents of record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 700 12th Ave S., Unit R 913, 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 January 31, 2011.

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 1 day of ~~January~~ FEB, 2011.

_____
Notary Public

My Commission Expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20111005RZ