WARRANTY DEED

Prepared By & Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

BILL GARRETT, Davidson County
Trans:T20110019439 DEEDWARR
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ROBIN S. EDWARDS
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 $263,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherrill P. Bandlow	New Owner	104024B40400
(NAME)	(NAME)	
3000 Vanderbilt Place, Condominium 404		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 considerations, the receipt of which is hereby acknowledged, I, **Stephen M. Maloff, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sherrill P. Bandlow and husband, Joseph Leland Bandlow, Jr.**, hereinafter called the GRANTEE (S), their heirs and/or 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. 404 as shown on the plan of Bristol West End, a Condominium Development, filed as Exhibit C to and established by the Master Deed of record in Instrument No. 20070503-0053313 and amended by Instrument No. 20070629-0077729, Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Stephen M. Malofff by Deed from Josh B. Stewart, a single person, dated 09/13/2007 and filed for record on 10/16/2007 in Instrument No. 20071016-0122787, Register's Office for Davidson County, Tennessee.

Joan Maloff joins in this conveyance for the purposes of conveying all right, title and interest she might have in and to the above described property as spouse of Stephen M. Maloff.

This conveyance is subject to any and all restrictions and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3000 Vanderbilt Place, Condominium 404, Nashville, TN 37212

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/or 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/or 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 31st day of March, 2011.

Stephen M. Maloff by Donna Mason atty-in-fact
Stephen M. Maloff
By: Donna Mason, His Attorney-In-Fact

Joan Maloff by Donna Mason atty-in-fact
Joan Maloff
By: Donna Mason, Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Stephen M. Maloff and wife, Joan Maloff, for the purposes therein contained, and who further proved to me that she is the Attorney-In-Fact for Stephen M. Maloff and wife, Joan Maloff and is authorized by Stephen M. Maloff and wife, Joan Maloff to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of March, 2011.

Robin S. Edwards
NOTARY PUBLIC

My commission expires: 2/4/2015

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
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