BILL GARRETT, Davidson County
Trans:T20110019857 DEEDWARR
Recvd: 04/05/11 11:21 2 pgs
Fees:13.00 Taxes:962.00
20110405-0026163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $260,000.00 (Two Hundred Sixty Thousand).

AFFIANT

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed to and sworn before me this 31st day of March, 2011.

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC MY COMMISSION EXPIRES: 7-29-13

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Beverly K. Zern and James A. Zern 4538 Norwin Road Pittsburgh, PA 15236-1845	Same as new owner 4538 Norwin Road Pittsburgh, PA 15236-1845	104-24B 318.00C0

WARRANTY DEED

FOR AND IN 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, I/WE, **MARK TANZER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BEVERLY K. ZERN AND JAMES A. ZERN WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 318 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 200705030053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administraction thereof, and all easements, rights and interest in favor of other unit owenrs 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 200706290077729 and Instruent 200810160104201, said Register's Office.

Being the same property conveyed top Mark Tanzer, unmarried by deed from Bristol West End Ventures, Inc., a Tennessee Corporation of record in Instrument 200710120121348, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 3000 VANDERBILT PLACE # 318 NASHVILLE,TN37212

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2011

WITNESS, this 31st day of March, 2011

Mark Tanzer

Mark Tanzer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark Tanzer,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained..

Witness my hand and official seal on this the 31st day of March, 2011.

Notary Public

Commission Expires: 8-23-11

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23. 2011

LTSR Number:

GTE File: 2011