BILL GARRETT, Davidson County
Trans:T20110027889 DEEDWARR
Recvd: 05/10/11 13:26 2 pgs
Fees:13.00 Taxes:739.63
20110510-0035894

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRES-11-3000-231

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Barnard	Regions Bank d/b/a Regions Mortgage	
3000 Vanderbilt Place #231 (ADDRESS)	2050 Parkway Office Circle (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	104-2-4-B-231.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WARREN S. ADLER AND JENNIFER ADLER, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY BARNARD, AN UNMARRIED WOMAN , hereinafter called the Grantee(s), their heirs and assigns, that 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. 231 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 NOS. 20070629-0077729, 20081016-0104201 AND 20101130-0095113, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WARREN S. ADLER, UNMARRIED BY WARRANTY DEED FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION, RECORDED ON THE 16TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080116-0005046, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WARREN S. ADLER HAVING SINCE MARRIED. JENNIFER ADLER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; RESTRICTIONS OF RECORD IN INSTRUMETN NO 20060801-0093560, INSTRUMENT NO. 20050105-0001970; MASTER DEED OF RECORD IN INSTRUMENT NO. 20070503-0053313 AMENDED IN INSTRUMENT NO. 20070629-0077729, INSTRUMENT NO. 20081016-0104201, INSTRUMENT NO. 20101130-0095113; EASEMENTS OF RECORD IN INSTRUMENT NO. 20040615-0070569, INSTRUMENT NO. 20060320-0031877 RE-RECORDED IN INSTRUMENT NO. 20060405-0039176, INSTRUMENT NO. 20050603-0062976; ZONING OVERLAY AS ORDINANCE NO. BL2000-364 AND NO. BL2000-476 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 3000 Vanderbilt Place #231, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 hand(s) this 29th day of April, 2011.

Warren S. Adler

Jennifer Adler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Warren S. Adler and Jennifer Adler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903