WARRANTY DEED

G-VRES-11-301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 10·16·11
(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
Justin W. Higgs	Fifth Third Mortgage	
700 12th Avenue South #1207 (ADDRESS)	5001 Kingsley Dr MD-1MOB2S (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	93-13-D-116.00 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 MIKI S. RICHARDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN W. HIGGS, 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 unmarried.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. R1207, TERRAZZO, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 65, 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 NO. 20081223-0122167, AT EXHIBIT B, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MIKI S. RICHARDSON, UNMARRIED BY WARRANTY DEED FROM CJUF II TERRAZZO LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON THE 13TH DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100413-0027806, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; RESTRICTIVE COVENANTS IN BOOK 6236, PAGE 263; EASEMENT CONTAINED IN ORDINANCE NO. 72-317 IN BOOK 4643, PAGE 498; STROMWATER DETENTION AGREEMENT IN INSTRUMENT NO. 20060615-0071504; AGREEMENT FOR DEDICATION OF EASEMENT IN INSTRUMENT NO. 20060615-0071498; CHARTER OF THE HOA IN INSTRUMENT NOS. 20081223-0122305 AND 20090828-0080937; ALL MATTERS SET FORTH IN MASTER DEED OF RECORD IN INSTRUMENT NO. 20081223-0122167, AMENDED BY INSTRUMENT NOS. 20090213-0012915, 20090316-0023301, 20090325-0026808 AND 20090827-0080784; TERMS OF MEMORANDUM OF LEASE OF RECORD IN INSTRUMENT 20081009-0102619 MODIFIED IN INSTRUMENT NO. 20081230-0123644; MEMORANDUM OF LEASE IN INSTRUMENT NO. 20081205-0117745; JOINDER OF MORTGAGEE RECORD IN INSTRUMENT NOS. 20081223-0122168 AND 20090914-0085597; RIGHT OF TENANST IN POSSESSION UNDER UNRECORDED LEASE AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 700 12th Avenue South #1207, Nashville, Tennessee 37203
(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.

BILL GARRETT, Davidson County
Trans:T20110034433 DEEDWARR
Recvd: 06/09/11 08:53 2 pgs
Fees:13.00 Taxes:1013.80
20110609-0044062

Witness my/our hand(s) this 31st day of May, 2011.

Miki S. Richardson by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Miki S. Richardson and who acknowledged he executed the same as the free act and deed of the said Miki S. Richardson.

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

Notary Public

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-16-11

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