BILL GARRETT, Davidson County
Trans:T20110052885 DEEDWARR
Recvd: 08/29/11 08:20 2 pgs
Fees:13.00 Taxes:943.50
20110829-0066287

This instrument prepared by:
Russell Roberson, Attorney
8351 E. Walker Springs Lane, Suite 200
Knoxville, Tennessee 37923
File No.: 11-078994

WARRANTY DEED

THIS INDENTURE, made this 23rd day of August, 2011, between

John M. Ambrosia and wife, Lucille A. Ambrosia

First Parties, and

Michael Maggart and wife, Regina Maggart

Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable considerations to them in hand paid by Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby grant bargain, sell and convey unto the said Second Parties the following described premises:

A CERTAIN CONDOMINIUM located in Davidson County, Tennessee, being Unit No. 418 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 and 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 No. 20070629-0077729, said Register's Office.

BEING conveyed herewith is the assignment of two parking spaces, which shall be identified in an amendment to the Master Deed to be recorded by the Developer at a later date.

BEING the same property conveyed to John M. Ambrosia and wife, Lucille A. Ambrosia by virtue of a Warranty Deed dated September 26, 2007 from Bristol West End Ventures, Inc. a Tennessee Corporation and being recorded as Instrument No. 20071001-0116481, aforesaid Register's Office.

THE CONVEYANCE of the above described parcel of land is subject to the following:

1. All matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.

2. The premises herein described is a condominium apartment 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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20070629-0077729, said Register's Office (collectively, as amended, the "Master Deed"), and the By-Laws appended thereto as Exhibit "B".

3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.

4. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.

5. Subject to Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in the aforesaid Register's Office. Further subject to Restrictions recorded in Book 4626, Page 719, Davidson County Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in the aforesaid Register's Office.

7. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

8. Subject to any and all zoning regulations, building restrictions, set back lines, if any, and easements and rights of way for public utilities applicable to this property.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

The above description is the same as the previous deed of record.

TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

TO HAVE AND TO HOLD the said premises to the said Second Parties in fee simple forever.

AND said First Parties for themselves, and for their heirs, successors in interest and assigns do hereby covenant with the said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except taxes for 2011, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

John M. Ambrosia

Lucille A. Ambrosia

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainors, John M. Ambrosia and wife, Lucille A. Ambrosia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of August, 2011.

My Commission Expires: 5/4/14

Notary Public

KIMBERLY A. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Name and address of property owners:

Michael Maggart and wife, Regina Maggart
3000 Vanderbilt Place, Unit 418
Nashville, TN 37212

who are responsible for payment of taxes.

CLT CODE: 104-02-4-B- 418.00 CO

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $255,000.00.

Affiant

Subscribed and sworn to before
me this 23rd day of August, 2011.

My Commission Expires: 5/4/14

Notary Public

KIMBERLY A. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX