BILL GARRETT, Davidson County
Trans:T20120015793 DEEDWARR
Recvd: 03/05/12 08:52 2 pgs
Fees:13.00 Taxes:765.90

20120305-0018770

WARRANTY DEED

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

R-PR-12-1101

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(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
Brad Lavoie	Primary Residential Mortgage, Inc.	
1101 18th Avenue S, Unit #600 (ADDRESS)	4750 West Wiley Post Way, Ste. 200 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	104-04E-600.00CO

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 MATTHEW B. ROBERTS AKA CPT. MATTHEWS B. ROBERTS AND MEGAN Y. ROBERTS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRAD LAVOIE AND WIFE, MARY KATHLEEN GOODMAN, 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. 600 TOGETHER WITH PARKING SPACE NUMBER 67, OF 1101 EIGHTEENTH AVENUE, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION 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 1101 EIGHTEENTH AVENUE OF RECORD IN INSTRUMENT NUMBER 20060807-0096688, AND RE-RECORDED IN INSTRUMENT NUMBER 20060817-0101760, 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 THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT "E" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW B. ROBERTS AKA CPT. MATTHEW B. ROBERTS AND MEGAN Y. ROBERTS, HUSBAND AND WIFE BY DEED FROM JAMES EDWARD UNDERWOOD AND CAMILLE P. UNDERWOOD, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20100428-0032227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 22, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN MASTER DEED RECORDED IN INSTRUMENT NO. 20060807-0096688, RE-RECORDED IN INSTRUMENT NO. 20060817-0101760, AND AMENDED IN INSTRUMENT NO. 20090624-0058837; CHARTER OF RECORD IN INSTRUMENT NO. 20050506-0051641; AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NO. 20060120-0007524; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060120-0007509; RECIPROCAL EASEMENT, ACCESS AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20070926-0114981; AND INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NO. 20071010-0120355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1101 18th Avenue S, Unit #600, 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 27th day of February, 2012.

Matthew B. Roberts by Megan Y. Roberts Attorney in Fact

Matthew B. Roberts by Megan Y. Roberts, Attorney-In-Fact

Megan Y. Roberts

Megan Y. Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Y. Roberts, 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 27th day of February, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2012, before me personally appeared Megan Y. Roberts 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 Matthew B. Roberts and who acknowledged he/she/they executed the same as the free act and deed of the said Matthew B. Roberts.

Witness my hand and official seal, this the 27th day of February, 2012.

Notary Public

My Commission Expires: 5-2014

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

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