WARRANTY DEED

G-VRES-12-700

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Steve Brammell	Steve Brammell	
700 12th Avenue South, Unit 1013 (ADDRESS)	(NAME) 700 12th Avenue South, Unit 1013 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	93-13-D-99.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY L. PONCHILLIA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVE BRAMMELL, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. R1013 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 JEFFREY L. PONCHILLIA BY WARRANTY DEED FROM CJUF II TERRAZZO LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON THE 26TH DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110126-0007317, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF RECORD IN INSTRUMENT NO. 200511116-0138405; RESTRICTIVE COVENANTS RUNNING WITH THE LAND OF THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY IN THE EDGEHILL URBAN RENEWAL PROJECT OF RECORD IN BOOK 6236, PAGE 263; EASEMENT RETAINED IN ORDINANCE NO. 72-317 OF RECORD IN BOOK 4643, PAGE 498; STORMWATER DETENTION AGREEMENT WITH THE METROPOLITAN OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN INSTRUMENT NO. 20060615-0071504; AGREEMENT OF DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES WITH THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN INSTRUMENT NO. 20060615-0071498; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20081223-0122305 AND 20090828-0080937; MASTER DEED OF RECORD IN INSTRUMENT NO. 20081223-0122167, AS AMENDED IN INSTRUMENT NOS. 20090213-0012915, 20090316-0023301, 20090325-0026808 AND 20090827-0080784; TERMS AND CONDITIONS OF MEMORANDUM OF LEASE OF RECORD IN INSTRUMENT NO. 20081009-0102619 AND MODIFICATION OF MEMORANDUM OF LEASE OF RECORD IN INSTRUMENT NO. 20081230-0123644; AND TERMS AND CONDITIONS OF MEMORANDUM OF LEASE OF RECORD IN INSTRUMENT NO. 20081205-0117745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

BILL GARRETT, Davidson County
Trans:T20120032212 DEEDWARR
Recvd: 05/02/12 14:05 2 pgs
Fees:13.00 Taxes:1517.00
20120502-0037732

This is improved (X) property, known as 700 12th Avenue South, Unit 1013, 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.

Witness my/our hand(s) this 25th day of April, 2012.

Jeffrey L. Ponchillia

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey L. Ponchillia, 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 25th day of April, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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