BILL GARRETT, Davidson County
Trans:T20120083447 DEEDWARR
Recvd: 11/01/12 14:16 2 pgs
Fees:13.00 Taxes:481.00

20121101-0100618

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

G-VRES-12-2304-103

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
Kathy Von Broembsen	Pinnacle Bank	
2304 Elliott Avenue #103 (ADDRESS)	150 3rd Avenue South, Suite 900 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	105-14B-3.00 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 AMANDA M. BURAGE AND JOHN BURAGE, WIFE AND HUSBAND , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHY VON BROEMBSEN, 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. 103 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF ELLIOTT AVENUE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR ELLIOTT AVENUE CONDOMINIUM, OF RECORD UNDER INSTRUMENT NO. 20050726-0087034, AND AS AMENDED IN INSTRUMENT NO. 20050728-0088366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HERE MADE TO THE PLAN OF ELLIOTT AVENUE CONDOMINIUM, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20050726-0087034, AND AS AMENDED IN INSTRUMENT NO: 20050728-0088366, REGISTER'S OFFICE FOR SAID COUNTY, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILLIAM C. SLANINA AND WIFE, ANN MARIE SLANINA TO AMANDA M. CLAIBORNE, AN UNMARRIED WOMAN AS RECORDED ON THE 6TH DAY OF OCTOBER, 2009 IN INSTRUMENT NO. 20091006-0093081 AND WARRANTY DEED FROM NATALIE R. SLANINA, UNMARRIED TO WILLIAM C. SLANINA AND WIFE, ANN MARIE SLANINA AS RECORDED ON THE 4TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071204-0140234, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID AMANDA M. CLAIBORNE IS NOW KNOWN AS AMANDA M. BURAGE. JOHN BURAGE, SPOUSE OF AMANDA BURAGE JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 97; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050726-0087034, AMENDED IN INSTRUMENT NO. 20050728-0088366; CHARTER OF ELLIOTT AVENUE CONDOMINIUM ASSOCIATION OF RECORD IN INSTRUMENT NO. 20050707-0078244; EASEMENT OF RECORD IN BOOK 4162, PAGE 444 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2304 Elliott Avenue #103, Nashville; Tennessee 37204
(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 October, 2012.

Amanda M. Burage

John Burage

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda M. Burage and John Burage, 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 October, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

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