WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084072 DEEDWARR
Recvd: 11/05/12 08:53 2 pgs
Fees:13.00 Taxes:1147.00

20121105-0101390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-12-3000-333

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph L. Bandlow, Jr. (NAME)	Joseph L. Bandlow, Jr. (NAME)	
4 Middleton Park Lane (ADDRESS)	4 Middleton Park Lane (ADDRESS)	104-2-4-B-333.00 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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, **JACQUES HOURTAL, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSEPH L. BANDLOW, JR. and Sherrill P. Bandlow, husband and wife**, hereinafter called the Grantees, 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. 333 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 ESTABLISHED 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 EASEMENT NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR 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 NOS. 20070629-0077729, 20081016-0104201 AND 20101130-0095113, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JACQUES HOURTAL, UNMARRIED BY WARRANTY DEED FROM BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION, RECORDED ON THE 7TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070907-0107548, 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 IN THE OFFICE OF THE DAVIDSON COUNTY REGISTER OF DEEDS INCLUDING THE FOLLOWING:

1) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BRISTOL DEVELOPMENT GROUP, AS RECORDED IN INSTRUMENT NO. 20060801-0093560.

2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 20050105-0001970.

3) CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED ESTABLISHING BRISTOL WEST END CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20070503-0053313, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20070629-0077729, 20081016-0104201 AND 20101130-0095113.

4) EASEMENT FOR SANITARY SEWER, STORM DRAINAGE, WATER MAINS AND APPURTENANCES, RECORDED IN INSTRUMENT NO. 20040615-0070569.

5) TEMPORARY EASEMENT DEED RECORDED AT INSTRUMENT NO. 20060320-0031877, RE-RECORDED AT INSTRUMENT NO. 20060405-0039176.

6) STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20050603-0062976.

7) 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 DATED AUGUST 3, 2004, LAST REVISED MAY 9, 2005, BY ROBERT M. SEARSON, TENN. R.L.S. NO. 1666.

8) 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.

This is
( ) unimproved
(X) improved
property known as 3000 Vanderbilt Place, #333 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 hand this 24th day of October 2012.

Jacques Hourtal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacques Hourtal, 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 24th day of October 2012.

Notary Public

My Commission Expires:
5-20-14

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212