This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 02/25/13 14:36 2 pgs
Fees:13.00 Taxes:173.90
20130225-0018724

SEND TAX BILL TO:
NEW OWNER:
David J Waynick
P O Box 17116
Nashville, TN 37217

MAP **135120 A**
PARCELS 08400 CO &
01200 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Neil Andrews, Sr. and wife, Peggy R. Andrews,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **David J. Waynick**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee described as follows;
Being in the 2nd Civil District of Davidson County, Tennessee. Said interest being Unit 2023 of NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, and Garage Unit 2023 G of said Condominium, as shown on Master Plot Plan for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, recorded in Deed Book 4827, page 30, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made part hereof. The interests herein conveyed includes, without limiting the generality of the foregoing, and undivided 2.28% interest in the Common Elements of the NASHBORO VILLAGE TWELVE (12) CONDOMINIUM.

This conveyance is subject to all of the provisions of the Horizontal Property Act, Tennessee Code Ann. 64-2701, et seq. and the subsequent legally adopted amendments to said Master Deed, which provisions the grantee herein assumes and agrees to observe and perform, and to all zoning ordinances, easements and restrictions of record, and all ad valorem taxes for the current year.

Being the same property conveyed to Neil Andrews, Sr. and wife Peggy R. Andrews, by deed from E. Kelly Pearson, II, an unmarried man dated July 1, 1980, of record in Book 5625, page 99, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Instrument No. 20001031-0108075 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4675, page 121, said Register's Office.
Master Deed of record in Book 4827, page 30, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

This is improved property known as 2023 and 2023G Nashboro Blvd., Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 our hands this the 22nd day of February, 2013.

Neil Andrews, Sr.

Peggy R. Andrews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Neil Andrews, Sr. and wife Peggy R. Andrews,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2013.

NOTARY PUBLIC
My Commission Expires: March 8, 2016

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $47,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of February, 2013.

NOTARY PUBLIC
My Commission Expires: March 8, 2016

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016

CERTIFICATION
I, Toni Rutgerson , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

State of Tennessee; County of Davidson
On this day of February 2013, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck
My Commission Expires: March 8, 2016

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016