WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/14

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-13-700-912

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
David Alexander Hamrick	SAME AS NEW OWNER	
700 12th Ave S #912 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093-13-0D-086.00

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, I/we MICHAEL BEAUCHAMP, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID ALEXANDER HAMRICK, AN UNMARRIED PERSON, 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. R912, OF TERRAZZO, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, 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 20081223-0122167, AT EXHIBIT B, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL BEAUCHAMP, UNMARRIED BY DEED FROM CJUF II TERRAZZO LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20110725-0056664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 21, 2011 AND RECORDED ON JULY 25, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20051116-0138405; INSTRUMENT NUMBER 20081223-0122167; INSTRUMENT NUMBER 20081223-0122167; INSTRUMENT NO. 20090213-0012915; INSTRUMENT NO. 20090316-0023301; INSTRUMENT NO. 20090325-0026808; INSTRUMENT NO. 20090827-0080784; INSTRUMENT NO. 20121017-0095418; INSTRUMENT NUMBER 20081223-0122305; INSTRUMENT NUMBER 20090828-0080937; INSTRUMENT NUMBER 20090828-0080938; BOOK 4220, PAGE 723; BOOK 6236, PAGE 263; BOOK 4643, PAGE 498; INSTRUMENT NUMBER 20060615-0071504; INSTRUMENT NUMBER 20060615-0071498; INSTRUMENT NUMBER 20120521-0043895, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 700 12th Ave S #912, 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.

BILL GARRETT, Davidson County
Trans:T20130030938 DEEDWARR
Recvd: 04/16/13 10:05 2 pgs
Fees:13.00 Taxes:1661.30
20130416-0037574

Witness my/our hand(s) this 11th day of April, 2013.

Michael Beauchamp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Beauchamp, 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 11th day of April, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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