Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $208,000.00.

Affiant

Subscribed and sworn before me on May 2, 2013

NOTARY PUBLIC

My commission expires: _____

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130036609 DEEDWARR
Recvd: 05/02/13 13:38 4 pgs
Fees:23.00 Taxes:769.60
20130502-0044405

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 372190375
Our File #26375

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James A. and Beverly K. Zern 3000 Vanderbilt Place, #403 Nashville, TN 37212	SAME ADDRESS AS NEW OWNER	104-024-B-403 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Craig L. Fuller and Victoria J. DeVito,** husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **James A. Zern and wife, Beverly K. Zern,** as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 403 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 establishing 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 interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements 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 Craig L. Fuller and Victoria J. DeVito, husband and wife, by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee corporation, of record as Instrument No. 20070806-0093474 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County Taxes have been prorated by the parties and assumed by the Grantees;
2. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment 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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 and the By-Laws appended thereto as Exhibit "B". Said Master Deed having been amended by First Amendment to Master Deed of record as Instrument No. 20070629-0077729; and as further amended by Second Amendment to Master Deed of record as Instrument No. 20081016-0104201, and being further amended by Third Amendment to Master Deed of record as Instrument No. 20101130-0095113, all in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert

M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.

5. 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.
6. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
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.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3000 Vanderbilt Place, #403, Nashville, TN 37212.

TO HAVE AND TO HOLD the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do hereby covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said condominium unit to the said GRANTEES, 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 2nd day of May, 2013.

CRAIG L. FULLER

VICTORIA J. DeVITO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Craig L. Fuller and Victoria J. DeVito**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal as of the day and year first above written.

NOTARY PUBLIC

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

My commission expires: _____

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