BILL GARRETT, Davidson County
Trans:T20130038477 DEEDWARR
Recvd: 05/08/13 11:37 2 pgs
Fees:13.00 Taxes:828.80
20130508-0046534

WARRANTY DEED

26026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $824,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF MAY, 2013.

Amy T. Nelson
(Affix Seal) Notary Public

My Commission Expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Greg Rosser	New Owner	Map/Parcel
162 4th Avenue North, Suite 205		093061F20500CO
Nashville, TN 37219		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRACE CONSTRUCTION, INC., a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto GREG ROSSER, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Real property located in Davidson County, Tennessee, being Unit RU-205, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20051013-0123722, amended by Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, and Instrument No. 20080507-0047250, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed.

BEING the same property conveyed to Trace Construction, Inc., a Tennessee Corporation, by deed from Richard Lyons and Susan Lyons, husband and wife, of record in Instrument No. 20081230-0123216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel Map/Parcel 093 06 1F 205.00CO.
b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ambrose Condominiums, a Horizontal Property Regime, as recorded in Instrument No. 20051013-0123722, amended in Instrument No. 20060302-0024168 and Instrument No. 20061030-0134166 and amended in Instrument No. 20080507-0047250, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
c. Attorney's Certification of record in Instrument No. 20051013-0123724, Register's Office for Davidson County, Tennessee.
d. Covenants, Conditions and Restrictions as set forth in Book 6594, page 613, Book 9208, page 613, as amended in Instrument No. 20020626-0076795, and restrictions, stipulations and covenants contained in the Tennessee Conservation Easement of record in Instrument No. 20061030-0134167, Register's Office for Davidson County, Tennessee.
e. Terms and covenants contained in the Quit Claim Deed from Metropolitan Development and Housing Agency of record in Instrument No. 20051013-0123721, said Register's Office.
f. Restrictions set forth in the Capital Mall Redevelopment Plan of record in Book 7423, page 374, Book 9208, page 613, Instrument No. 20020626-0076795 and in Instrument No. 20050124-0008719, said Register's Office.

g. Alley 17 along the northern side of the Building in which the above described Unit is located is subject to that certain Metropolitan Government of Nashville and Davidson County Bill No. 089-643, as amended on January 17, 1989, which ordinance requires the approval by certain utility companies and agencies of the Metropolitan Government of Nashville and Davidson County, of any construction over, above or under said Alley No. 17.

h. Glass enclosed sky garden at the rear of the Building in which the above descriged Unit is located encroaches approximately four (4) feet over Alley No. 10 (Printers Alley), and is subject to that certain Metropolitan Government and Davidson County Bill No. 78-1095.

i. Settlement Agreement and Covenants of record in Book 6594, page 256, Register's Office for Davidson County, Tennessee.

j. Subordination, Non-Distrubance and Attornment Agreement of record in Instrument No. 20051013-0123727, Instrument No. 20051013-0123728, Instrument No. 20051013-0123729 and Instrument No. 20051013-0123730, Register's Office for Davidson County, Tennessee.

k. Charter for the Ambrose Condominiums Homeowners Association of record in Instrument No. 20051013-0123723, Register's Office for Davidson County, Tennessee.

l. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 162 4th Avenue North, Suite 205, Nashville, Tennessee ~~37174~~ 37219

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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hand this 6th day of May, 2013:
Trace Construction, Inc.

G P T

Lindsay T. Butler, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the (or other officer authorized to execute the instrument) of Trace Construction, Inc., the within named bargainor, a corporation, and that such , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as .

Witness my hand, at office, this 6th day of May, 2013.

Notary Public

My commission expires: 4/8/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires ~~April 28, 2013~~ 4/8/17