THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31475-10-2013** Davidson-File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me this 22nd day of October, 2013. Notary Public My Commission Expires: My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: George R. Boddie, Sandra Pierce Boddie 3000 Vanderbilt Place, #415 Nashville, TN 37212	**Send Tax Bills To:** George R. Boddie, Sandra Pierce Boddie 4443 Garland Lane Pass Christian, MS 39571	**Tax Information:** Map and Parcel No.: 104 024 B 41500 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craven Crowell and wife, Fredricka Crowell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George R. Boddie an 88% undivided interest and Sandra Pierce Boddie a 12% undivided interest, as tenants in common** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Vanderbilt Place, #415, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of October, 2013.

Craven Crowell

Fredricka Crowell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Craven Crowell and Fredricka Crowell**, 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, at office, this 22nd day of October, 2013.

Notary Public

My Commission Expires:

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130091314 DEEDWARR
Recvd: 10/24/13 11:07 2 pgs
Fees:13.00 Taxes:1139.60

20131024-0110778

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 415, together with the appurtenant interest in the common elements of Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Together with parking assigned as limited common elements on Exhibit D-1 to the aforementioned Master Deed, as amended.

Being the same property conveyed to Craven Crowell and wife, Fredricka Crowell, by deed from Bristol West End Ventures, Inc., a Tennessee corporation, of record in Instrument No. 20071023-0125210, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 024 B 41500 CO.
2. Restrictive covenants contained in an instrument of record in Book 161, page 77, Book 332, page 8, and Instrument No. 20050105-0001970, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bristol West End, A Condominium Development, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee.
7. Temporary easement for construction and access of record in Instrument No. 20060320-0031877, re-recorded in Instrument No. 20060405-0039176, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20050603-0062976, Register's Office for Davidson County, Tennessee.
9. Urban Zoning Overlay of record as Metro Ordinance No. B62000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.