WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130092985 DEEDWARR
Recvd: 10/30/13 13:53 3 pgs
Fees: 18.00 Taxes: 1783.40
20131030-0112775

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$482,000.00~~ $482,000

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER 2013.

Notary Public

MY COMMISSION EXPIRES: 12/28/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Powell Hedley	Same as New Owner	093-13-0-D 070.00 CO
(NAME)	(NAME)	
900 20th Ave. South #1001		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JT BUNDREN AND PRUDENCE J. ELLIS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. POWELL HEDLEY, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Unit No. R 809, 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, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, 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 No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from CJUF II Terrazzo LLC, a Delaware limited liability company to JT Bundren and Prudence J. Ellis, husband and wife, as recorded on the 4th day of May, 2011 in Instrument No. 20110504-0034234; Scrivener's Affidavit as recorded on the 10th day of May, 2011 in Instrument No. 20110510-0035742 and Special Warranty Deed from 12th & Division Properties, LLC, a Tennessee limited liability company to CJUF II Terrazzo LLC, a Delaware limited liability company as recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102784, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 700 12th Avenue South, Unit 809 Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 21 day of October, 2013.

J.T. Bundren
by Helen J. Bundren Attorney in Fact
JT Bundren, by Helen Jean Bundren, his attorney in fact

Prudence J. Ellis
by Michele Trueba Attorney in Fact
Prudence J. Ellis by Michele Trueba, her attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 21 day of October, 2013 before me personally appeared Helen Jean Bundren, the person who executed the foregoing instrument on behalf of JT Bundren, and acknowledged that he executed the same as the free act and deed of the said JT Bundren, through Power of Attorney granted he by the said JT Bundren.

Witness my hand and official seal at Davidson, Tennessee this 21 day of October, 2013.

Commission expires: JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 7, 2014

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 21 day of October, 2013 before me personally appeared Michele Trueba, the person who executed the foregoing instrument on behalf of Prudence J. Ellis, and acknowledged that he executed the same as the free act and deed of the said Prudence J. Ellis, through Power of Attorney granted he by the said Prudence J. Ellis.

Witness my hand and official seal at Davidson, Tennessee this 21 day of October, 2013.

Commission expires: JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 7, 2014

Notary Public

File No.: 130964

Helen Jean Bundren executed this instrument on behalf of JT Bundren pursuant to a Power of Attorney of record in Instrument No 20131030-0112773, Register's Office, Davidson County, Tennessee.

JT Bundren and John Tyler Bundren being one and the same person.

Michele Trueba executed this instrument on behalf of Prudence J. Ellis pursuant to a Power of Attorney of record in Instrument No 20131030-0112774, Register's Office, Davidson County, Tennessee.