BOX- 14

WARRANTY DEED	State of Tennessee County of Davidson
25781-3 BILL GARRETT, Davidson County Trans:T20140014089 DEEDWARR Recvd: 02/28/14 11:04 2 pgs Fees:13.00 Taxes:2146.00 20140228-0017312	The actual consideration or value, whichever is greater, for this transfer is $580,000.00. Kathy Goodson Affiant Subscribed and sworn to before me, this the 27th day of February, 2014. Notary Public My commission expires: 8-19-16 (AFFIX SEAL) KATHY HAWK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
akashawnthomas Properties, LLC	NEW OWNER	Map 093-13-0-D, Parcel 126.00C
700 12th Avenue South Unit #1405		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Caroline M. Tams, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

akashawnthomas Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. R 1405509 of Terrazzo a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, 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 in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and By-Laws. Reference is hereby made to the plan of Terrazzo a Condominium, of record in Instrument No. 20081223-0122167, as set out on Exhibit "B", to the Master Deed, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Caroline M. Tams, unmarried, by Deed from CJUF II Terrazzo, LLC, a Delaware limited liability company, dated November 12, 2009, of record in Instrument No. 20091118-0106160, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Caroline M. Tams, pursuant to a Power of Attorney executed by same on the 20th day of February, 2014, of record in Instrument No. 20140228-0017311, Register's Office for Davidson County, Tennessee.

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

1) The Plan as set out on Exhibit "B" to the Master Deed, of record in Instrument No. 20081223-0122167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Matters shown on the Plan of record in Instrument No. 20051116-0138405, said Register's Office.

3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed and By-Laws for Terrazzo, A Condominium, of record in Instrument No. 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, Register's Office for Davidson County, Tennessee.

4) Joinder of Mortgagee of record in Instrument No. 20081223-0122168 and Instrument No. 20090914-0085597, Register's Office for Davidson County, Tennessee.

5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20060615-0071498, Register's Office for Davidson County, Tennessee.

6) Storm Water Detention Agreement of record in Instrument No. 20060615-0071504, Register's Office for Davidson County, Tennessee.

7) Easement retained in Ordinance No. 72-317, recorded in Book 4643, page 498, Register's Office for Davidson County, Tennessee.

8) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20120521-0043895, Register's Office for Davidson County, Tennessee.

9) Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease from CJUF II Terrazzo, LLC to Branch Banking and Trust Company, of record in Instrument No. 20081009-0102619, Register's Office for Davidson County, Tennessee, and;

10) The lease was amended by instrument of record in Instrument No. 20081230-0123644, Register's Office for Davidson County, Tennessee.

11) Charter of Terrazzo Condominium Association, Inc., of record in Instrument No. 20081223-0122305, Register's Office for Davidson County, Tennessee.

12) Charter of Terrazzo Residential Owners Association, Inc., of record in Instrument No. 20090828-0080937, Register's Office for Davidson County, Tennessee.

13) Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease from CJUF II Terrazzo, LLC to Branch Banking and Trust Company, of record in Instrument No. 20081205-0117745, Register's Office for Davidson County, Tennessee,

14) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as: **700 12th Avenue South Unit #1405, Nashville, TN 37203**

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 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/our hand(s) this **27th** day of **February, 2014.**

CAROLINE M. TAMS

Caroline M. Tams

By: CORY WILLMS, ATTORNEY-IN-FACT

Cory Willms, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Cory Willms**, 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 Attorney-In-Fact for **Caroline M. Tams**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Caroline M. Tams for the purpose therein contained, by signing the name of Caroline M. Tams by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2014.

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9-19