Box 13 #8307

WARRANTY DEED

LATRECE LADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

G-NPM-14-178-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Andrew Zimmerman	Gardner Financial Services	
(NAME)	(NAME)	**093-02-4-A-401.00C O**
178 2nd Ave N, Apt 401	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	San Antonio TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RONALD E. YEARWOOD, JR, A SINGLE PERSON** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL ANDREW ZIMMERMAN, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 401 of The Quarters Condominiums, a Condominium Development established pursuant to the provision 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 The Quarters Condominiums of record in Instrument Number 20050902-0106149, 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 interest 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 D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ronald E. Yearwood, Jr., a single man by deed from Floyd Rastelli, an unmarried man, of record in Instrument No. 20071012-0121387, Register's Office for Davidson County, Tennessee, dated September 27, 2007 and recorded on October 12, 2007. (Value of consideration shown in aforementioned deed $180,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Quarters Condominiums of record in Instrument Number 20050902-0106149, Register's Office for Davidson County, Tennessee, with By-Laws of The Quarters Condominium Owners' Association, Inc. appended thereto as Exhibit "C".
- Charter of The Quarters Condominium Owners' Association, Inc., of record in Instrument Number 20050725-0086313, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plat of The Quarters Condominiums attached as Exhibit "D" to the Master Deed of record in Instrument Number 20050902-0106149, Register's Office for Davidson County, Tennessee.
- Tennessee Conservation Easement of record in Book 7088, Page 975, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9183, Page 130, amended and supplemented in Book 11625, Page 280, in the Register's Office for Davidson County, Tennessee.
- Ordinance for Redevelopment Plan Nos. 093-773 (as amended) and 099-1762 approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District) of record in Instrument Number 20060223-0021284, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **178 2nd Ave N, Apt 401, Nashville, Tennessee 37201**.

BILL GARRETT, Davidson County
Trans:T20140039140 DEEDWARR
Recvd: 06/04/14 10:09 2 pgs
Fees:13.00 Taxes:851.00

20140604-0048276

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29 DAY OF MAY, 2014.

Ronald E. Yearwood, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD E. YEARWOOD, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212