BILL GARRETT, Davidson County
Trans:T20140047637 DEEDWARR
Recvd: 07/03/14 11:06 2 pgs
Fees:13.00 Taxes:1461.50
20140703-0058787

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Patricia J Hunt Affiant Subscribed and sworn to before me, this 1st day of July, 2014. Kelly Dorsey Notary Public My commission expires: 5.20.17

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James David Sunseri	**New Owner**	**Map\Parcel: 093-13-0D-084.00-CO**
700 12th Avenue South #910		
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey A. Pratt, an unmarried man

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

James David Sunseri, an unmarried man

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. R910 of Terrazzo, a Condominium, 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 Terrazzo, a Condominium of record in Instrument Number 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, 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 B 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 William J. Pratt and Sherrlyn A. Pratt, husband and wife by deed from CJUF II Terrazzo, LLC, a Delaware limited liability company of record in Instrument No. 20090821-0078788 Register's Office for Davidson County, Tennessee, dated August 19, 2009 and recorded on August 21, 2009.
Being the same property conveyed to Jeffrey A. Pratt by deed from William J. Pratt and Sherrlyn A. Pratt, husband and wife of record in Instrument No. 20121219-0116694 Register's Office for Davidson County, Tennessee, dated December 14, 2012 and recorded on December 19, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Taxes for the year 2014 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20051116-0138405, Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number 20081223-0122167 at Exhibit B, Register's Office of Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Terrazzo of record in Instrument Number 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument Number 20081223-0122305, in the Register's Office for Davidson County, Tennessee.
Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828-0080937, in the Register's Office for Davidson County, Tennessee.
Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 700 12th Avenue South #910 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 1st day of July, 2014.

Jeffrey A. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jeffrey A. Pratt the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.
Witness my hand, at office, this 1st day of July, 2014.

Notary Public

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

My Commission Expires: 3-3-15