BILL GARRETT, Davidson County
Trans:T20140048026 DEEDWARR
Recvd: 07/07/14 10:05 7 pgs
Fees:37.00 Taxes:0.00
20140707-0059289

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Joseph L. Bandlow, Jr. & Sherrill P. Bandlow, Trustees 4 Middleton Park Lane Nashville, Tennessee 37215	SAME	157 08 0A 031.00 104 02 4B 333.00 104 02 4B 404.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Joseph L. Bandlow, Jr. and Sherrill P. Bandlow, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph L. Bandlow, Jr. and/or Sherrill P. Bandlow, Trustees of The Joseph & Sherrill Bandlow Living Trust, established by the Revocable Trust Agreement of Joseph L. Bandlow, Jr. and Sherrill P. Bandlow dated July 1, 2014**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in

the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of July, 2014.

Joseph L. Bandlow, Jr.

Sherrill P Bandlow

Sherrill P. Bandlow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph L. Bandlow, Jr. and Sherrill P. Bandlow, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 2014.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

_____
Notary Public

EXHIBIT A

Legal Description

157 08 0A 031.00
4 Middleton Park Lane, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Middleton, a Residential Planned Unit Development, 3rd Revision of record in Plat Book 6900, Page 900, as revised in Resubdivision of Reserved Parcel of record in Instrument No. 200303040028611, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph L. Bandlow, Jr. and wife, Sherrill P. Bandlow, by deed from Weichert Relocation Resources Inc., of record as Instrument No. 20060713-0084542, Register's Office for Davidson County, Tennessee.

This is improved property known as 4 Middleton Park Lane, Nashville, Tennessee 37215.

104 02 4B 333.00
3000 Vanderbilt Place #333, Nashville, Tennessee 37215

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 333 OF BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT 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, UNDER THE MASTER DEED ESTABLISHED BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, OF RECORD AS INSTRUMENT NO. 20070503-0053313, 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 EASEMENT NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED: TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PRECENTAGE SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED, AS AMENDED IN INSRTUMENT NOS. 20070629-0077729, 20081016-0104201 AND 20101130-0095113, SAID REGISTER'S OFFICE.

Being the same property conveyed to Joseph L. Bandlow, Jr. and wife, Sherrill P. Bandlow, by deed from Jacques Hourtal, unmarried, of record as Instrument No. 20121105-0101390, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN THE OFFICE OF THE DAVIDSON COUNTY REGISTER OF DEEDS INCLUDING THE FOLLOWING:

1) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BRISTOL DEVELOPMENT GROUP, AS RECORDED IN INSTRUMENT NO. 20060801-0093560.
2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 20050105-0001970.
3) CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED ESTABLISHING BRISTOL WEST END CONDOMINIUM OF RECORD IN INSTRUMENT NOS. 20070629-0077729, 20081016-0104201 AND 20101130-0095113.
4) EASEMENT FOR SANITARY SEWER, STORM DRAINAGE, WATER MAINS AND APPURTENANCES, RECORDED IN INSTRUMENT NO. 20040615-0070569.

5) TEMPORARY EASEMENT DEED RECORDED AT INSTRUMENT NO. 20060320-0031877, RE-RECORDED AT INSTRUMENT NO. 20060405-0039176.
6) STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20050603-0062976.
7) TWENTY FOOT (20') SANITARY SEWER EASEMENT ALONG THE EASTERLY LOT LINE OF LOT 20 AND THE WESTERLY LOT LINES OF LOTS 4, 5, 6, AND 7, AS SHOWN ON THE ALTA/ACSM SURVEY DATED AUGUST 3, 2004, LAST REVISED MAY 9, 2005, BY ROBERT M. SEARSON, TENN. R.L.S. NO. 1666.
8) SUBJECT TO URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 3000 Vanderbilt Place #333, Nashville, Tennessee 37215.

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104 02 4B 404.00
3000 Vanderbilt Place #404, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Unit No. 404 as shown on the plan of Bristol West End, a Condominium Development, filed as Exhibit C to and established by the Master Deed of record in Instrument No. 20070503-0053313 and amended by Instrument No. 20070629-0077729, Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Sherrill P. Bandlow and husband, Joseph Leland Bandlow, Jr., by deed from Stephen M. Maloff, married, of record as Instrument No. 20110404-0025578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3000 Vanderbilt Place #404, Nashville, Tennessee 37215.
