WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051938 DEEDWARR
Recvd: 07/18/14 11:03 2 pgs
Fees:13.00 Taxes:1239.50

20140718-0063906

B-FSBO-14-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
TRI Nashville Holdings, LLC	new owner	
(NAME)	(NAME)	**92-16-C-304.00 CO**
11621 Kew Gardens Avenue, Suite 109		
(ADDRESS)	(ADDRESS)	
Palm Bch Gdns., FL 33410		
(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 **STEPHEN ANDERSON AND STACEY ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TRI NASHVILLE HOLDINGS, LLC** 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:

Land in Davidson County, Tennessee, being Unit No. 304 and Parking Space No. 32, together with the appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed, of record in Instrument 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, amended in Instrument No. 20051123-0142078, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed by Quitclaim Deed from Stephen Anderson and Stacey Robshaw n/k/a Stacey Anderson to Stephen Anderson and Stacey Anderson, Husband and Wife as recorded on the 8th day of April, 2011 in Instrument No. 20110408-0027301 and Warranty Deed from Bruce Zeitlin, a/k/a Bruce D. Zeitlin and wife, Beth Zeitlin, a/k/a Beth M. Zeitlin to Stephen Anderson, Unmarried and Stacey Robshaw, Unmarried as Joint Tenants with right of Survivorship as recorded on the 1st day of May, 2006 in Instrument No. 20060501-0049830, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Charter on 807 Eighteenth Homeowners Association, Inc. recorded at Instrument No. 20041130-0142097.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 EIGHTEENTH AVENUE Condominium of record in Instrument No. 20041214-0148798, as amended by instrument(s) of record in Instrument Nos. 20041216-0149823 and 20050504-0050222, re-recorded at Instrument No. 20060109-0003220, Instrument Nos. 20051123-0142078, 20070509-0055940 and 20080314-0026174; also subject to easements, rights and interests 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 building thereon.
- Boundary Line Settlement, Quitclaim Deed and Grant of Easements recorded at Instrument No. 20050420-0044082.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 18th Avenue South #304, Nashville, Tennessee 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 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 14th DAY OF JULY, 2014.

Stephen Anderson

Stacey Anderson by Stephen Anderson, Attorney in Fact

Stacey Anderson by Stephen Anderson,
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, STEPHEN ANDERSON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN ANDERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STACEY ANDERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said STACEY ANDERSON.

Witness my hand and official seal, this the 14th of July, 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