(2)

BILL GARRETT, Davidson County
Trans:T20140057419 DEEDWARR
Recvd: 08/06/14 12:48 2 pgs
Fees:13.00 Taxes:814.00

20140806-0070714

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF AUGUST, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7038P ECCHER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Andrew M. Eccher and Susan G. Eccher	Andrew M. Eccher	104024B24100CO
3000 Vanderbilt Place	6557 Timberlane	
Nashville, TN 37212	Boca Raton, FL 33433	

FOR AND 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, WE,

SCOTT ROBINSON AND KRISTY ROBINSON, HUSBAND AND WIFE

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

ANDREW M. ECCHER AND SUSAN G. ECCHER, A MARRIED COUPLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3000 Vanderbilt Place, Nashville, TN 37212

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/or 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 tothe said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, theplural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 5th day of August, 2014.

Scott Robinson

Kristy Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SCOTT ROBINSON AND KRISTY ROBINSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2014.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit No. 241 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 establishing 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 easements 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 percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113, said Register's Office.

Being the same property conveyed to Scott Robinson and Kristy Robinson, husband and wife by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation, recorded on the 16th day of October, 2007 in Instrument No. 20071016-0122480, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20060801-0093560 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Instrument No. 20050105-0001970 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Organization of Bristol West End, LLC , recorded in Instrument No. 20050420-0044078.

f. 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 No. 20070503-0053313 , as amended by instrument(s) of record in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113; 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.

g. Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20040615-0070569.

h. Temporary Easement Deed in Instrument No. 20060320-0031877, re-recorded in Instrument No. 20060405-0039176.

i. Storm Water Detention Agreement in Instrument No. 20050603-0062976.

j. 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. RLS No. 1666.

k. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office.