Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County DEEDWARR
Recvd: 08/12/14 13:53 3 pgs
Fees:18.00 Taxes:3071.00
20140812-0072748

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $830,000.00

Affiant

Subscribed and swprn to before me, this 12th day of August 2014.

Notary Public
My commission expires: January 11, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
L.S. Tyson 700 12th Avenue South #911 Nashville TN 37203	Same	093130D08500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Sandra M. Hatcher an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to L.S. Tyson an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. R 911, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra M. Hatcher, unmarried by deed dated May 8, 2009 from CJUF II Terrazzo, LLC, a Delaware limited liability company of record in Instrument No. 20090515-0044736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20081223-0122167 and amended in 20090213-0012915 and 20090316-0023301 and 20090325-0026808 and 20090827-0080784 and 20121017-0095418, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and

also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Terrazzo Condominiums 3) Charter of Terrazzo Condominium Association, Inc. of record in Instrument No. 20081223-0122305 4) Charter of Terrazzo Residential Owners' Association, Inc. of record in Instrument No. 20090828-0080937 5) Easement of record in Instrument No. 20120521-0043895

This property is improved property known as 700 12th Avenue South #911, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of August, 2014.

Sandra M. Hatcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of August, 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08286

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County