THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1280

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Judith R. Struksnes 510 Gay Street #912 Nashville, TN 37219	New Owner	093-01-0-A-251.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Lee Peterson
Affiant

Subscribed and sworn to before me, this the 11th day of August, 2014.

J. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

J. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20140059160 DEEDWARR
Recvd: 08/12/14 15:00 2 pgs
Fees:13.00 Taxes:332.63
20140812-0072807

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Lee Peterson and Cindy Peterson d/b/a L & C Properties, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Judith R. Struksnes ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 912, Capital Towers, A Condominium, a Horizontal Property Regime located on Gay Street, Davidson County, Tennessee, as shown on the Plat of Capital Towers Condominium apartments, recorded in Plat Book 7900, Page 345; Book 9700, Page 682; and Book 2663, Pages 120 and 121, said Register's Office, and described in a Master Deed recorded in Book 8607, Page 417 and amended in Book 11072, Page 626, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Capital Towers, Condominium Apartments contained in the Master Deed recorded in Book 8607, Page 417 and amended in Book 11072, Page 626, and By-Laws recorded in Book 2883, Page 312, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to L & C Properties, by Final Decree Confirming Sale recorded on the 3rd day of February, 2011 in Instrument No. 20110203-0009806, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **510 Gay Street #912, Nashville, TN 37219**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters shown on the plat of CAPITOL TOWERS, as recorded in Plat Book 8607, Page(s) 417, Register's Office for Davidson County, Tennessee, (4) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2735, Page 473, Register's Office for Davidson County, Tennessee, (5) Terms and provisions of by-Laws of Capitol Towers Condominium Association, Inc., of record in Book 8607, Page 445, Register's Office for Davidson County, Tennessee, (6) Terms and provisions of the Articles of Incorporation of Capitol

Towers Condominium Association, Inc., of record in Book 8607, Page 440 and Book 8608, Page 843, Register's Office for Davidson County, Tennessee, (7) Master Deed establishing CAPITOL TOWERS Condominium of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee, (8) Grant of Easement as set forth in instrument recorded in Instrument No. 20130517-0050049, Register's Office for Davidson County, Tennessee, and (9) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **August, 2014.**

GRANTOR(S)

L & C Properties

By: Lee Peterson, Proprietor

By: Cindy Peterson, Proprietor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Lee Peterson and Cindy Peterson, with whom I am personally acquainted, and who, acknowledged themselves to be the proprietors of L & C Properties, the within named bargainor, a proprietorship, and that they executed the foregoing instrument for the purposes therein contained, by personally signing the name of the proprietorship, by the said Lee Peterson and Cindy Peterson as proprietors.

Witness my hand and official seal on this the **11th** day of **August, 2014.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission Expires: