THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13080109** BILL GARRETT, Davidson County Trans:T20140073533 DEEDWARR Recvd: 09/30/14 15:26 2 pgs Fees:13.00 Taxes:1712.29 20140930-0090251	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $462,781.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2014. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jonathan Dudor and Shannon Dudor 1234 5th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-0-R-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trust Development, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Dudor and Shannon Dudor, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Luxus Germantown (formerly Monroe), a Condominium Development established pursuant to the provision 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 Monroe of record in Instrument Number 20070117-0007050 with First Amendment recorded in Instrument No. 20130410-0035550 and Second Amendment (changing the name from Monroe to Luxus Germantown) recorded in Instrument No. 20130506-0045444, 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 thererof; said Unit being depicted on Exhibit A to said Second Amendment to Master Deed; together with a percentage interest in the common elements as set forth in Exhibit A-1 to said Second Amendment Master Deed.

Being the same property conveyed to Trust Development, LLC, a Tennessee limited liability company by Deed from Metropolitan Development and Housing Agency of record at Instrument No. 20130107-0001932, Register's Office for Davidson County, Tennessee, dated November 28, 1997 and recorded on November 25, 1997.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Exhibit "A" to Second Amendment to Master Deed establishing a Horizontal Property Regime of Luxus Germantown (formerly Monroe), recorded as Instrument No. 20130506-0045444, in the Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment 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, and is subject to the provisions and

requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Luxus Germantown (formerly Monroe) of record in Instrument Number 20070117-0007050, amended in Instrument No. 20130410-0035550 and Instrument No. 20130506-0045444, Register's Office for Davidson County, Tennessee.

By-Laws of Monroe Association, Inc. of record as Exhibit "C" to Master Deed for Monroe, recorded as Instrument No. 20070117-0007050, in the Register's Office for Davidson County, Tennessee.

Charter of Monroe Association, Inc. of record as Exhibit "B" to Master Deed for Monroe, recorded as Instrument No. 20070117-0007050, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20020108-0002614, Book 9700, page 489 and 20060918-0115493, Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement with Metro of record in Instrument Number 20050513-0054468, in the Register's Office for Davidson County, Tennessee.
Easement for Use of Dumpster of record in Instrument Number 20130528-0053582, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130904-0093008, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1234 5th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of September, 2014.

Trust Development, LLC

BY: _____
James B Creason, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B Creason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of Trust Development LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 26th day of September, 2014

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
MARCH 25, 2018