BILL GARRETT, Davidson County
Trans:T20150016659 DEEDWARR
Recvd: 03/09/15 09:01 2 pgs
Fees:13.00 Taxes:910.20

20150309-0019709

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $246,000.00. Emily Jones Affiant Subscribed and sworn to before me, this 2nd day of March, 2015. Notary Public My commission expires: 3/21/17
(Notary Stamp)	CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gil B. Balanzat	New Owner	**Map\Parcel: 082-09-0Q-019.00-CO**
1229 4th Avenue N		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Aaron J. Bertand, unmarried

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

Gil B. Balanzat, unmarried

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

A certain condominium located in Davidson County, Tennessee, being Unit No. 1229 of 4th & 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 4th & Monroe of record in Instrument Number 20070619-0073328, as amended in Instrument Number 20080122-0006730, Instrument Number 20080606-0058487, Instrument Number 20100625-0049730, Instrument Number 20120824-0076410 and Instrument Number 20130411-0035975, 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 E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed. Being the same property conveyed to Aaron J. Bertrand, a single man by Warranty Deed from Nashten, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130701-0067607 Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on July 01, 2013. (Value of consideration shown in aforementioned deed $185,000.00.)Being a portion of the same property previously conveyed to Nashten, LLC, a Tennessee limited liability company by Special Warranty deed from Cadence Bank, N.A. of record in Instrument No. 20101228-0102594 Register's Office for Davidson County, Tennessee, dated December 23, 2010 and recorded on December 28, 2010 and Quitclaim Deed recorded in Instrument No. 20101228-0102595, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 7900, Page 323, 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 4th & Monroe of record in Instrument Number 20070619-0073328 , as amended in Instrument Number 20080122-0006730, Instrument Number 20080606-0058487, Instrument Number 20100625-0049730, Instrument Number 20120824-0076410, Instrument Number 20130411-0035975 and Instrument Number 20130718-0074552, Register's Office for Davidson County, TennesseeTransfer of Declarant's Rights of record in Instrument Number 20110128-0008010 , in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC and Tradition Urban Concept, Inc. of record in Instrument Number 20090721-0068097, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument Number 20080520-0051498, in the Register's Office for Davidson County, Tennessee.
Easement for use of Dumpster of record in Instrument Number 201305280053582, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20070320-0033396, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1229 4th Avenue N Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 2nd day of March, 2015.

Aaron J. Bertand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Aaron J. Bertand the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY