BILL GARRETT, Davidson County
Trans:T20150017838 DEEDWARR
Recvd: 03/11/15 16:01 2 pgs
Fees:13.00 Taxes:1831.50
20150311-0021030

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2015.

Notary Public

My commission expires: 10/15/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Nathaniel Averett **Jeremy Paul Morgan**	NEW OWNER	**093-13-OD-133.00-CO**
700 12th Avenue South, #1412		
Nashville, TN 37203		

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 ACKNOWLEDGED, WE,

Mark Allen Gregory and wife, Valerie Renea Gregory,

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

Michael Nathaniel Averett, unmarried, and Jeremy Paul Morgan, unmarried, with rights of survivorship,

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:

Land in Davidson County, Tennessee, being Unit Nos. R 1412, together with each Unit's undivided interests in the general common elements and limited common elements appurtenant to such Unit, of Terrazzo, a Condominium, a horizontal property regime established by Master Deed and Declaration of Condominium for Terrazzo (the "Master Deed") of record in Instrument No. 20081223-0122167, as amended by Instrument of Correction and Amendment No. 1 to Master Deed and Declaration of Condominium for Terrazzo, a Condominium of record in Instrument No. 20090213-0012915, and Amendment No. 2 to Master Deed and Declaration of Condominium for Terrazzo, a Condominium of record in Instrument No. 20090316-0023301, and Amendment No. 3 to Master Deed and Declaration of Condominium for Terrazzo, a Condominium of record in Instrument No. 20090325-0026808, and Amendment No. 4 to Master Deed and Declaration for Terrazzo, a Condominium of record in Instrument No. 20090827-0080784 and amendment No. 5 Master Deed and Declaration for Terrazzo, a Condominium of record in Instrument No. 20121017-0095418, in the Register's Office for Davidson County, said Units being depicted on the Plat and Floor Plan attached as Exhibit B to the Master Deed.

Being the same property conveyed to MARK ALLEN GREGORY AND WIFE, VALERIE RENEA GREGORY, by deed from CJUF II TERRAZZO LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record as Instrument No. 200901214-0113963, dated December 11, 2009, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **700 12th Avenue South, unit 1412, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 10th day of March, 2015.

Mark Allen Gregory

Valerie Renea Gregory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark Allen Gregory and Valerie Renea Gregory**, 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, at office, this **10th** day of **March, 2015.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY