WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023329 DEEDWARR
Recvd: 03/31/15 09:14 2 pgs
Fees:13.00 Taxes:2460.50
20150331-0027545

P-CPC-15-700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17 (AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
CPB Realty LLC	**CPB Realty LLC**	
(NAME)	(NAME)	
P.O. Box 4097	**P.O. Box 4097**	**093-13-0D-048.00-C O**
(ADDRESS)	(ADDRESS)	
Houma, LA 70361	**Houma, LA 70361**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES S. FIELDS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CPB REALTY LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. R 613, 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 and Instrument No. 20090827-0080784, 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 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James S. Fields, unmarried by Warranty deed from CJUF II Terrazzo LLC, a Delaware limited liability company of record in Instrument No. 20110810-0061479 Register's Office for Davidson County, Tennessee, dated August 01, 2011 and recorded on August 10, 2011.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20051116-0138405;
- Master Deed of record in Instrument No. 20081223-0122167, as amended in Instrument Nos. 20090213-0012915, 20090316-0023301, 20090325-0026808, 20090827-0080784 and 20121017-0095418;
- Charter for Terrazzo Condominium Association, Inc. of record in Instrument No. 20081223-0122305;
- Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument No. 20090828-0080937;
- Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument No. 20090828-0080938;
- Restrictions of record in Book 4220, Page 723 and Book 6236, Page 263;
- Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498;
- Stormwater Detention Agreement of record in Instrument No. 20060615-0071504;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20060615-0071498;
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043895, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 12th Ave S, Unit #613, 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; and we do covenant with the said GRANTEE(S) 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(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/our hand(s) this the 27th DAY OF MARCH, 2015.

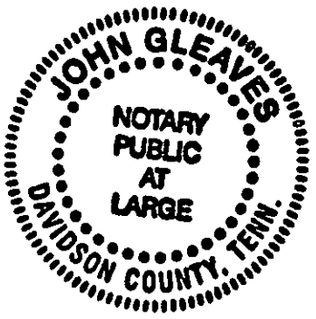
James S. Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of March, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212