Davidson County DEEDWARR
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Fees:23.00 Taxes:1574.29
20150501-0039058

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32356-04-2015** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $425,485.00.<br>George Howard Christianson II<br>Affiant<br>Subscribed and sworn to before me this 30th day of April, 2015.<br>Notary Public<br>My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES NOV 3, 2015 |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>George Howard Christianson II<br>2905 Parthenon Ave. Unit 303<br>Nashville, TN 37203 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>092 14 0 A 303 00CO |

**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, **Bank of Camden, a Tennessee banking corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Howard Christianson, II, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2905 Parthenon Ave. Unit 303, Nashville, TN 37203

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of April, 2015.

Bank of Camden

BY: _____
Matthew Daniels, President and CEO

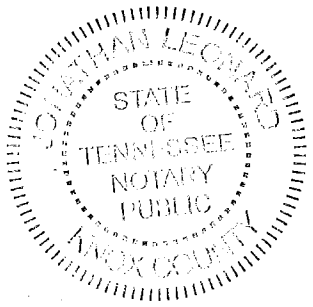
STATE OF TENNESSEE, COUNTY OF Knox SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Daniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President and CEO of Bank of Camden, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 2015.

_____
Notary Public

My Commission Expires: 05 · 31 · 15



# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 303, together with the appurtenant interest in the common elements of Artesia Condominiums, a horizontal property regime established by Declaration as Instrument No. 20090706-0062835, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit E to the aforementioned Declaration.

Together with Parking Space No. 10 and Storage Space No. 8 as allocated and/or assigned to the said Unit No. 303 in the said Declaration.

Being part of the same property conveyed to Artesia, LLC, a Tennessee limited liability company by Quitclaim Deed dated May 11, 2007 from Thomas W. Lovett of record in Instrument No. 20070517-0059199, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bank of Camden, a Tennessee banking corporation by Warranty Deed in Lieu of Foreclosure by deed dated May 1, 2014 from Artesia, LLC, a Tennessee limited liability company of record in Instrument No. 20140507-0038976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Artesia Condominiums, of record in Instrument No. 20090706-0062835, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument 20070522-0060894, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20070510-005611, Register's Office for Davidson County, Tennessee.

# True Copy Certification

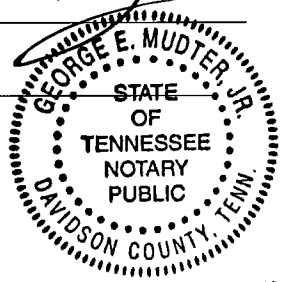
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:




My Commission Expires MAY 3, 2016