WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150044260 DEEDWARR
Recvd: 06/05/15 09:34 2 pgs
Fees: 13.00 Taxes: 1156.25
20150605-0052724

G-VRES-15-3000-218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Kevin D. Peters and Constance M. Peters	new owner	
(NAME)	(NAME)	**104-02-4B-218.00-CO**
3000 Vanderbilt Place #218		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **MIKE E. MONTGOMERY AND WIFE, NORA C. MONTGOMERY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN D. PETERS AND CONSTANCE M. PETERS, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 218 of Bristol West End, a Condominium Development 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, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070603-0053313 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201 and Instrument No. 20101130-095113, said Register's Office.

Being the same property conveyed to Mike E. Montgomery and wife, Nora C. Montgomery by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation, of record in Instrument No. 20071101-0129004, Register's Office for Davidson County, Tennessee, dated October 30, 2007 and recorded on November 01, 2007.
(Value of consideration shown in aforementioned Deed $319,400.00)

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of the Final Plat of Bristol Development Group Vanderbilt Place, of record in Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument No. 20050105-0001970, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and access of record in Instrument No. 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476, of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place #218 , Nashville, Tennessee 37212**.

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 1st DAY OF JUNE, 2015.

Mike E. Montgomery by John Gleaves, Attorney-in-Fact

Nora C. Montgomery by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MIKE E. MONTGOMERY AND NORA C. MONTGOMERY, and who acknowledged he/she/they executed the same as the free act and deed of the said MIKE E. MONTGOMERY AND NORA C. MONTGOMERY.

Witness my hand and official seal, this the 1st of June, 2015.

Notary Public
My Commission Expires: 10/8/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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