WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150066621 DEEDWARR
Recvd: 08/11/15 09:40 2 pgs
Fees:13.00 Taxes:832.13
20150811-0080155

G-CB-15-3000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/16

(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)
John Richard Snider, Jr.		
(NAME)	(NAME)	
3000 Vanderbilt Place Apt 316		**104-02-4B-316.00-CO**
(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 **JENNIFER J. COLLINS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN RICHARD SNIDER, JR., MARRIED,** 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. 316 of Bristol West End, 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 Bristol West End, a Condominium Development of record in Instrument Number 20070503-0053313, 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 thererof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being a portion of the same property conveyed to Jennifer J. Collins, unmarried by deed from Summer Breeze, LLC of record in Instrument No. 20140724-0065931 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 24, 2014. Being the same property conveyed to Summer Breeze, LLC, a Tennessee limited liability company by Quitclaim deed from Jennifer J. Collins of record in Instrument No. 20121023-0097193 Register's Office for Davidson County, Tennessee, dated October 23, 2012 and recorded on October 23, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End of record in Instrument Number 20070503-0053313, as amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20040615-0070569, in the Register's Office for DavidsonCounty, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 20050105-0001970, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, 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 Apt 316 , 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 6th DAY OF AUGUST, 2015.

Jennifer J. Collins 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 JENNIFER J. COLLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER J. COLLINS.

Witness my hand and official seal, this the 6th of August, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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