WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086249 DEEDWARR
Recvd: 10/09/15 10:51 2 pgs
Fees:13.00 Taxes:823.25

20151009-0103116

P-BR-15-3000-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Chris Jones and Mandy Jones	**New Owner**	
(NAME)	(NAME)	
3000 Vanderbilt Place, #314		**104-02-4B-314.00-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 **CHRIS JONES AND WIFE, MANDY JONES,** 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. 314 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. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights and interests 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 percentages set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

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. 20121023-0097192 Register's Office for Davidson County, Tennessee, dated October 23, 2012 and recorded on October 23, 2012.
Further, being a portion of the same property conveyed to Jennifer J. Collins, unmarried by Quitclaim 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.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20060801-0093560;
- Master Deed of record in Instrument No. 20070503-0053313, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113;
- Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20040615-0070569;
- Declaration of Restrictive Covenants of record in Instrument No. 20050105-0001970;
- Stormwater Detention Agreement of record in Instrument No. 20050603-0062976;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place, #314, 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 7th DAY OF OCTOBER, 2015.

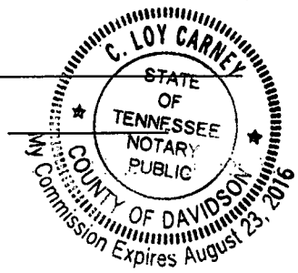
Jennifer J. Collins by John Gleaves, Attorney-In-Fact

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 7th of October, 2015.

Notary Public
My Commission Expires:
(SEAL)



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