WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091846 DEEDWARR
Recvd: 10/28/15 12:28 3 pgs
Fees:18.00 Taxes:2035.00

20151028-0109691

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-6-2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Staedeli and Jennifer A. Levine	NEW OWNER	
(NAME) 700 12th Ave. South #R1009	(NAME)	093130-D 095.00 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID S. BAUER AND JILL M. BAUER, AS JOINT TENANCY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM E. STAEDELI, AN UNMARRIED MAN AND JENNIFER A. LEVINE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Instrument No. 20051116-0138405, said Register's Office; Restrictive covenants of record in Book 6236, Page 263, said Register's Office; Easement retained in Ordinance No. 72-317 and of record in Book 4643, Page 498, said Register's Office; Unrecorded lease between Grantor and The Lamar Companies, dated October 11, 1999, which runs from October 31, 1999 to September 30, 2009, containing a five (5) year extension, a copy of which lease has been delivered to Grantee; Unrecorded lease, as amended, between Grantor and CRS Company, Inc. dated November 1, 2001, which expired on November 1, 2003, and thus is a month to month lease subject, however, to Section 6.5 of the sales agreement between Grantor and Grantee, a copy of which lease has been delivered to Grantee; Stormwater Detention Agreement recorded at Instrument No. 20060615-0071504; Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances with the Metropolitan Government of Nashville and Davidson County, recorded as Instrument No. 20060615-0071498; Charter of Terrazzo Condominium Association, Inc. recorded at Instrument Nos. 20081223-0122305 and 20090828-0080937; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TERRAZZO, A CONDOMINIUM of record in Instrument No. 20081223-0122167, as amended by instrument(s) of record in Instrument Nos. 20090213-0012915, 20090316-0023301, 20090325-0026808, 20090827-0080784 and 20121017-0095418, said Register's Office; Terms and Conditions of Memorandum of Lease recorded at Instrument No. 20081009-0102619 and Modification of Memorandum of Lease recorded at Instrument No. 20081230-0123644, said Register's Office; Terms and Conditions of Memorandum of Lease recorded at Instrument No. 20081205-0117745, said Register's Office; Joinder of Mortgagee recorded at Instrument Nos. 20081223-0122168 and 20090914-0085597, said Register's Office; and Easement to Comcast recorded at Instrument No. 20120521-0043895, said Register's Office.

This is improved x property, known as 700 12th Ave. South #R1009, Nashville, TN 37203
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 27th day of October, 2015.

DAVID S. BAUER, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

JILL M. BAUER, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of October, 2015, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of David S. Bauer and Jill M. Bauer and acknowledged that he executed the same as the free act and deed of David S. Bauer and Jill M. Bauer.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. R 1009, 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, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, 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 David S. Bauer and Jill M. Bauer, as joint tenancy by Warranty Deed from CJUF II Terrazzo LLC, a Delaware limited liability company, recorded on the 18th day of May, 2011 in Instrument No. 20110518-0038009, in the Register's Office of Davidson County, Tennessee.