WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106540 DEEDWARR
Recvd: 12/17/15 10:33 2 pgs
Fees:13.00 Taxes:4347.50
20151217-0126924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/24/17

(AFFIX SEAL)

MELISSA EDDY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017

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
Steven I. and Linda B. Geringer	New Owner	
(NAME)	(NAME)	
1212 Laurel Street, Unit 1001		93-9-C 88
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, I, **SHAUN PHILLIPS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN I. GERINGER AND LINDA B. GERINGER, HUSBAND AND WIFE**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit 1001 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008, as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, 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 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 B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Shaun Phillips by Special Warranty Deed from Laurel Property, LLC, a Delaware limited liability company, of record in Instrument No. 20150106-0001441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Instrument No. 20120216-0013756, said Register's Office; Restrictive covenants of record in Book 10965, Page 404, Book 11625, Page 252, Instrument Nos. 20020715-0084598, 20121227-0119217, 20130122-0006827, and 20131231-0131305, said Register's Office; Master Deed and Bylaws of record in Instrument No. 20140718-0063781, said Register's Office; Easements of record in Book 4318, Page 544, Book 4370, Page 916, Book 4395, Page 715, and Instrument Nos. 20140328-0025601 and 20140924-0087646, said Register's Office; and Charter of record in Instrument No. 20140627-0056540, said Register's Office.

unimproved
This is improved x property, known as 1212 Laurel Street, Unit 1001, Nashville, TN 37203

(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.

Witness my hand this 14 day of Dec, 2015.

SHAUN PHILLIPS

STATE OF ~~TENNESSEE~~ California
D.E.
COUNTY OF ~~DAVIDSON~~ Los Angeles
D.E.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shaun Phillips, the bargainor, 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.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Los Angeles, California this 14th day of December, 2015.
D.E. D.E.

Commission expires: 09/13/2016

Notary Public

DALE MARC EFFREN
Commission # 1990865
Notary Public - California
Los Angeles County
My Comm. Expires Sep 13, 2016