WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2645587

Return to:

BILL GARRETT, Davidson County
Trans:T20160032396 DEEDWARR
Recvd: 04/20/16 10:33 2 pgs
Fees:13.00 Taxes:1406.00

20160420-0038230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 380,000.00 .

Affiant

Subscribed and sworn to me, this the 14th day of April, 2016.

Notary Public

My commission expires: 4/1/

LARRYN. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Property Address:	Property owner and mail tax bills to:	Parcel ID
700 12th Ave South Unit #1207 NASHVILLE, TN 37203	Davide Pulsoni 700 12th Avenue South, Unit 1207 Nashville, TN 37203	Map 93-12 E Parcel 116.00CO

THIS INDENTURE is made effective the 14th day of April, 2016, by **John M. O'Bryan**, a single person, First Party, for the purpose of conveying the premises described herein to Davide Pulsoni, unmarried, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit R1207, of Terrazzo, a condominium, a Horizontal Property Regime, created under Title 65, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by 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 and Instrument No. 20090827-0080784, 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 No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John M. O'Bryan, a single person by Warranty Deed from Justin W. Higgs, unmarried, dated February 10, 2012 of record in Instrument No. 20120210-0012193, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, which shows an Owner's Certificate, certain notes, easements and setback lines; Terms, provisions, covenants, conditions, restrictions and easements, charges, assessments an liens and all matters provided in 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 and Instrument No. 20090827-0080784 and further amended in Instrument No. 20121017-0095418; Restrictive Covenants of record in Book 6236, Page 263; Easement of record in Book 4643, Page 498; Storm Water Detention Agreement of record in Instrument No. 20060615-0071504; Sanitary Easement of record in Instrument No. 20060615-0071498; Charter of Terrazzo Homeowner's Association of record in Instrument No. 20081223-0122305 and Instrument No. 20090828-00809374; Terms of Memorandum of Lease of record in Instrument No. 20081230-0123644; Memorandum of Lease in Instrument No. 20081205-0117745; and Joinder of Mortgagee of record in Instrument No. 20081223-0122168 and in Instrument No. 20090914-0085597; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

[CONTINUED ON FOLLOWING PAGE]

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

John M O'Bryan

John M. O'Bryan

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **John M. O'Bryan**, 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 SEAL AT OFFICE, in Davidson County, this the 17th day of November, 2015

Tracey A. Luke

NOTARY PUBLIC

My Commission Expires:
9-10-18

TRACEY L. LUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.