THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047124** BILL GARRETT, Davidson County Trans:T20160034301 DEEDWARR Recvd: 04/26/16 12:44 2 pgs Fees:13.00 Taxes:500.43 20160426-0040548	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $135,250.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2016. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Angelia Van Vranken 900 19TH AVENUE SOUTH #1002 Nashville, TN 37212-2155	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 92-16-B-97.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brad Daniel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angelia Van Vranken, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain condominiums located in Davidson County, Tennessee, being Unit No. 1002, Level 12, of University Square Condominium Apartments, 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 University Square Condominium Apartments of record in Book 7051, Page 529, as amended in Book 7119, Page 884 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 thereof; said Unit being depicted in Plat Book 6900, Page 124 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being part of the same property conveyed to Brad Daniel, unmarried by Warranty Deed from Julienne L. Daniel, unmarried, recorded on the 2nd day of July, 2012 in Instrument No. 20120702-0058119 and Scrivener's Affidavit recorded at Instrument Nos. 20140516-0042471 and 20140516-0042043, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, as recorded in Plat Book 6900, Page(s) 124.

Charter of Homeowners Association recorded in Book 7078, Page 443.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing UNIVERSITY SQUARE CONDOMINIUM of record in Book 7051, Page 529, as amended by instrument(s) of record in Book 7119, Page 884 as affected by Appointment of Successor Trustee recorded in Instrument No. 20100408-0026686.

Public Utility Easement to Metro Government recorded at Instrument No. 20130906-0094167.

This is improved property located at 900 19TH AVENUE SOUTH #1002 Nashville, TN 37212-2155.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2016.

Brad Daniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brad Daniel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019