WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036310 DEEDWARR
Recvd: 05/03/16 08:13 2 pgs
Fees:13.00 Taxes:921.30
20160503-0043066

G-P-16-3000-305-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Surrinder Dang	**Same as New Owner**	
(NAME)	(NAME)	
4509 Ashe Drive SE		**104-02-4B-305.00-CO**
(ADDRESS)	(ADDRESS)	
Huntsville, AL 35802		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA ABEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SURRINDER DANG, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 305 of Bristol West End, 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 Bristol West End, a Condominium Development of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113 and Instrument No. 20151228-0130187, 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 on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to Jessica Beutler, an unmarried woman by Warranty deed from Ethan Blair Homes, LLC of record in Instrument No. 20071205-0140912 Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on December 05, 2007.

Jessica Beutler having since married and is now known as Jessica Abel. The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of the Final Plat of Bristol Development Group Vanderbilt Place of record in Instrument Number 20060801-0093560, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End of record in Instrument Number 20070503-0053313, amended in Instrument Number 20070629-0077729, Instrument Number 20081016-0104201, Instrument Number 20101130-0095113 and Instrument No. 20151228-0130187, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Book 161, Page 77, Book 332, Page 8 and Instrument Number 20050105-0001970, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and access of record as Instrument Number 20060320-0031877 and re-recorded in Instrument Number 20060405-0039176, in the Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place #305, Nashville, Tennessee 37212-2526**.

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 29th DAY OF APRIL, 2016.

Jessica Abel by John Gleaves,
Attorney in Fact

John Gleaves, as Attorney-in-Fact FOR JA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA ABEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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