Box 36

WARRANTY DEED



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,500.00.

Affiant

Subscribed and sworn to me on May 5, 2016.

NOTARY PUBLIC

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20160037946 DEEDWARR
Recvd: 05/06/16 13:44 3 pgs
Fees: 18.00 Taxes: 871.35

20160506-0045186

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29393SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Laura S. Moss-Dudley 507 Sandpiper Circle Nashville, TN 37221	SAME ADDRESS AS NEW OWNER	104-2-4-B-308.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles B. Jacobs, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Laura S. Moss-Dudley, a married woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 308 of Bristol West End, a Condominium Development established pursuant to the provisions 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 as Instrument No. 20070503-0053313 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, as amended by Instrument No. 20070629-0077729, said Register's Office.

Being the same property conveyed to Charles B. Jacobs, married, by Deed from Bristol West End Ventures, Inc., a Tennessee corporation, of record as Instrument No. 20080129-0009189 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313, as amended by Instrument No. 20070629-0077729 in the Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "B."
4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.
5. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
6. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3000 Vanderbilt Place, #308, Nashville, TN 37212.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

The subject property is not now nor has it ever been the primary residence of the Grantor.

WITNESS my hand this 5th day of May, 2016.

Charles B. Jacobs

STATE OF TENNESSEE, COUNTY OF Williamson

On May 5, 2016, before me personally appeared Charles B. Jacobs to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 5, 2016.

NOTARY PUBLIC

My Commission Expires: 01/20/2019

SARAJANE M. KISER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY