WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/16 15:54 3 pgs
Fees:18.00 Taxes:1221.00
20160518-0049892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

G-P-16-902-T

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)
Aaron D. Turner	Pinnacle Bank	
(NAME)	(NAME)	082-13-0-B-004.00CO
902 Ireland Street	150 3rd Avenue South, #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-3114	Nashville, TN 37201	
(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, **TREVOR H. TERNDRUP, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON D. TURNER, A SINGLE MAN,** 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. 4 of Ireland 28 Condominiums, 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 Ireland 28 Condominiums of record in Instrument Number 20040416-0043331, as amended in Instrument Number 20040429-0048695, 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 "A" to said Master Deed, amended; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed and Amendment.

Being the same property conveyed to Trevor H. Terndrup, unmarried by Warranty Deed from Michelle L. Sabo, a single woman, of record in Instrument No. 20140304-0018090, Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on March 04, 2014.

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 record as Instrument Number 20040405-0037953, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ireland 28 Condominiums of record in Instrument Number Instrument Number 20040416-0043331, as amended in Instrument Number 20040429-0048695, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto as Exhibit "B".
- Charter of Ireland 28 Condominium Association of record in Instrument Number 20040414-0041924, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "A" to the Master Deed establishing Ireland 28 Condominiums, of record in Instrument Number 20040416-0043331, as amended in Instrument Number 20040429-0048695, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11625, Page 280; Book 9183, Page 130 and Instrument No. 20020425-0051069, in the Register'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: 902 Ireland Street , Nashville, Tennessee 37208-3114.

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 18th DAY OF MAY, 2016.

Trevor H. Terndrup

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVOR H. TERNDRUP, 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 18th of May, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

When recorded, please return to
Realty Title and Escrow Co., Inc.
206 A Cool Springs Blvd #106
Franklin, TN 37067

True Copy Certification

I, Deborah K. Devine, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Nancy Schneider, a notary public for this county and state, Deborah K. Devine, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019