Davidson County DEEDWARRSP
Recvd: 08/31/16 16:15 3 pgs
Fees:18.00 Taxes:2164.50
20160831-0091683

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58482
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas C. DeRemer Luhan DeRemer 700 12th Ave. S. #1505 Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 093130D13500CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vic Alexander, Administrator C.T.A. of the Estate of Tom F. Cone, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas C. DeRemer and Luhan DeRemer, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. R 1505 of Terrazzo, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20081223-0122167 amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, and Instrument No. 20121017-0095418.

Being the same property conveyed to Thomas F. Cone, Jr. married by Warranty Deed from CJUF II Terrazzo, LLC, a Delaware limited liability company, dated January 7, 2011, and recorded on January 13, 2011 of record in Instrument No. 20110113-0003621, Register's Office for Davidson County, Tennessee. The said Thomas F. Cone, Jr. has since died. Vic Alexander was appointed Administrator C.T.A. of the Estate of Tom F. Cone, Jr. in Docket No. 15P-2041 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, of record shown as Exhibit "B" to the Master Deed In Instrument No. 20081223-0122167 amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's Office to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20081223-0122167 amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, and Instrument No. 20121017-0095418, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Agreement for easement for sanitary sewers and/or storm drainage water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20060615-0071498, said Register's Office. Easement retained in Ordinance No. 72-317 and of record in Book 4643, page 448, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20060615-0071504, said Register's Office. Easement to Comcast of Nashville of record in Instrument No. 201205210043895, said Register's Office.

This is improved property, known as 700 12th Avenue South, # 1505, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 18th day of August, 2016.

Vic Alexander, C.T.A. Estate of Tom Cone, Jr.

Vic Alexander, Administrator C.T.A. of the Estate of Tom F. Cone, Jr.

State of Tennessee

County of Davidson

On this 18th day of August, 2016, before me the undersigned authority, personally appeared Estate of Tom F. Cone, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Sworn and subscribed before me this 18th day of August, 2016.

Notary

My Commission Expires: _____

KARA L. WALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-18-2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).