PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160079628 DEEDWARR
Recvd: 09/12/16 11:19 2 pgs
Fees:13.00 Taxes:2682.50
20160912-0095522

W & I Ref: (RF) Title No.: 58561
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick E. Canning Valerie K. Canning 700 12th Avenue South #713 Nashville, TN 37203	new owner

TAX MAP PARCEL NUMBERS: 093130D06100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sydney L. Jones, Jr. and Laurie E. Jones, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick E. Canning and Valerie K. Canning, 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-713 of Terrazzo, a Condominium, together with parking space Nos. 72 and 91, a horizontal property regime pursuant to the Tennessee Horizontal Property Ace, 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, Instrument No. 20121017-0095418, , Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sydney L. Jones, Jr., and wife, Laurie E. Jones by Warranty Deed from Richard Reichart, unmarried dated July 27, 2012 and recorded on July 30, 2012 of record in Instrument No. 20120730-0066792, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, 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, Instrument No. 20121017-0095418, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. 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. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20120521-0043895, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20060615-0071504, said Register's Office. 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, 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. Charter of Terrazzo Condominium Association of record in Instrument No. 20081223-0122305, said Register's Office.

This is improved property, known as 700 12th Avenue South, # 713, 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 whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 2016.

Sydney L. Jones, Jr. **Laurie E. Jones**

State of Tennessee

County of Davidson

On this 8th day of September, 2016, before me the undersigned authority, personally appeared Sydney L. Jones, Jr. and Laurie E. Jones, 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 consider or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Sworn and subscribed before me this 8th day of September, 2016.

Notary

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY