WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089048 DEEDWARR
Recvd: 10/10/16 12:32 2 pgs
Fees:13.00 Taxes:2745.40
20161010-0106889

P-CPC-16-700-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $742,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-19

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)
Philip A. Brooks	new owner	
(NAME)	(NAME)	**93-13-D-48.00CO**
700 12th Avenue South, 613		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **CPB REALTY LLC, A LOUISIANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP A. BROOKS, 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. R 613 of Terrazzo, a Condominium, 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 Terrazzo, a Condominium 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, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to CPB Realty, LLC by Warranty Deed from James S. Fields, unmarried, recorded March 31, 2015 in Instrument No. 20150331-0027545 and further being the same property conveyed to James S. Fields, unmarried, by Warranty Deed from CJUF II Terrazzo, LLC, recorded August 10, 2011 in Instrument No. 20110810-0061479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20051116-0138405, Register's Office for Davidson County, Tennessee;
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference in the Master Deed recorded 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, Register's Office for Davidson County, Tennessee;
- Restrictive Covenants running with the Land of the Metropolitan Development and Housing Agency in the Edgehill Urban Renewal Project of record in Book 6236, Page 263, Register's Office for Davidson County, Tennessee;
- Easement retained in Ordinance No. 72-317 and of record in Book 4643, Page 498, Register's Office for Davidson County, Tennessee;
- Unrecorded lease between Grantor and The Lamar Companies, dated October 11, 1999, which runs from October 31, 1999 to September 30, 1999, containing a five year extension, a copy of which lease has been delivered to Grantee;
- Easement to Comcast of Nashville I, LLC, recorded in Instrument No. 20120521-0043895, Register's Office for Davidson County, Tennessee;
- Unrecorded lease, as amended, between Grantor and CRS Company, Inc., dated November 1, 2001, which expired on November 1, 2003, and thus is a month to month lease subject, however, to Section 6.5 of

the sales agreement between Grantor and Grantee, a copy of which has been delivered to Grantee;
• Stormwater Detention Agreement of record in Instrument No. 20060615-0071504, Register's Office for Davidson County, Tennessee;
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060615-0071498, Register's Office for Davidson County, Tennessee;
• Charter of Terrazzo Condominium Association, Inc., of record in Instrument No. 20081223-0122305, Register's Office for Davidson County, Tennessee;
• Charter of Terrazzo Residential Owners' Association, Inc., of record in Instrument No. 20090828-0080937, Register's Office for Davidson County, Tennessee;
• Terms and Conditions of Memorandum of Lease recorded in Instrument No. 20081009-0102619 and Modification of Memorandum of Lease recorded in Instrument No. 20081230-0123644, Register's Office for Davidson County, Tennessee;
• Terms and Conditions of Memorandum of Lease recorded in Instrument No. 20081205-0117745, Register's Office for Davidson County, Tennessee;
• Rights of tenants in possession under any unrecorded lease(s);
• Subject to rights of others in and to the common areas and/or elements;
• Taxes for the year 2017, not yet due and payable;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 12th Avenue South, 613, Nashville, Tennessee 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(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 4th DAY OF OCTOBER, 2016.

CPB Realty LLC

BY: _____
Christopher B. Bollinger
Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER B. BOLLINGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/MANAGER of CPB REALTY LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of October, 2016.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)



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