# WARRANTY DEED

**WHEN RECORDED RETURN TO**
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. m16S316

G-VRES-16-01504-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-28-19 (AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

**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) |
|---|---|---|
| **Jessica Larsen** | JP Morgan Chase Bank N.A. | |
| (NAME) | (NAME) | |
| **1504 18th Avenue S, #101** | PO Box 78420 | **104-08-0-L-101.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | Phoenix, AZ 85062-8420 | |
| (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, **JEFFREY H. BAUER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA LARSEN,** 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 condominium apartment located in Davidson County, Tennessee, being Unit No. 101 as set forth in the Master Deed Establishing Cambridge Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061214-0154442 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "C" of said Master Deed.

Being the same property conveyed to Jeffrey H. Bauer, unmarried by Warranty deed from Parthenon Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20100105-0000846 Register's Office for Davidson County, Tennessee, dated December 17, 2009 and recorded on January 05, 2010.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Cambridge, a Condominium Development of record in Instrument Number 20061214-0154442, corrected by Scrivener's Affidavit in Instrument No. 20081003-0100908 and amended in Instrument 20100616-0046949, Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Condominium Owners Association, Inc. of record in Instrument Number 20061207-0151615, in the Register's Office for Davidson County, Tennessee.
- 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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ready's Subdivision of O.B. Hayes, as record in Plat Book 161, pages 141 and O.B. Shields Subdivision recorded in Plat Book 161, page 158, said Register's Office.
- Terms and provisions of the Articles or Organization, recorded in Instrument No. 20060331-0036841, (Parthenon Partners, LLC), said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1504 18th Avenue S, #101, Nashville, Tennessee 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(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.

BILL GARRETT, Davidson County
Trans:T20160089943 DEEDWARR
Recvd: 10/12/16 11:11 2 pgs
Fees:13.00 Taxes:812.15

20161012-0107875

Witness my/our hand(s) this the 7th DAY OF OCTOBER, 2016.

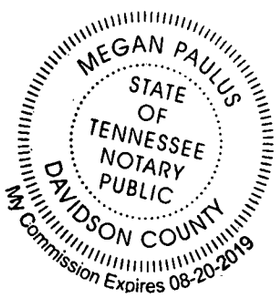
Jeffrey H. Bauer by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY H. BAUER, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY H. BAUER.

Witness my hand and official seal, this the 7th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




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