Davidson County DEEDWARR Recvd: 12/30/16 13:58 2 pgs Fees:13.00 Taxes:1554.00 **20161230-0137523**

WARRANTY DEED

SHELLY M SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 04-24-2018

B-SR-16-3014-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Teresa Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Shelly M Smith
Notary Public

MY COMMISSION EXPIRES: 4-24-18
(AFFIX SEAL)

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)
Brett Lewis Rungwerth and Candace Paige Rungwerth	~~**NEW OWNER**~~ C.U. Mortgage Services Inc	
(NAME) **3014 Hedrick Street, #303**	(NAME) 500 Main St. # 100	**104-02-0T-303.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) New Brighton, MN 55112	
(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, **ADI TAMBOLI AND WIFE, JASMIN TAMBOLI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETT LEWIS RUNGWERTH AND CANDACE PAIGE RUNGWERTH, HUSBAND AND WIFE,** 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:

LAND in Davidson County, Tennessee, being Unit No. 303, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20000714-0069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums of record as Instrument No. 20010524-0054282, Registers' Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A & D to the aforementioned Master Deed.

Also conveyed herewith and pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocated to Grantee parking space number 26 as depicted on Page 13 of Exhibit "D" to the Master Deed.

Being the same property conveyed to Adi Tamboli and wife, Jasmin Tamboli by Warranty deed from Linda A. Mason and Emerson C. Harrington, as joint tenants with right of survivorship of record in Instrument No. 20050202-0012329 Register's Office for Davidson County, Tennessee, dated January 31, 2005 and recorded on February 02, 2005.

This conveyance is subject to:
- All matters shown on the Plan of record in Book 11190, page 63, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West End Lofts of record in Instrument Number 20000714-0069948 amended in Instrument 20010524-0054282, Register's Office for Davidson County, Tennessee.
- Landscape Contract in Instrument 20000802-0076554, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20041014-0124080, Register's Office for Davidson County, Tennessee.
- Memorandum of Parking Space Leases of record in Instrument Number 20081215-0120225, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3014 Hedrick Street, #303, 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 29 DAY OF DECEMBER, 2016.

Adi Tamboli By Loy Carney, Attorney In Fact
Adi Tamboli by Loy Carney, attorney-in-fact

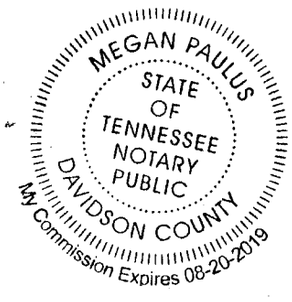
Jasmin Tamboli By Loy Carney, Attorney In Fact
Jasmin Tamboli by Loy Carney, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, 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 ADI TAMBOLI AND JASMIN TAMBOLI, and who acknowledged he/she/they executed the same as the free act and deed of the said ADI TAMBOLI AND JASMIN TAMBOLI.

Witness my hand and official seal, this the 29th of December, 2016.

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



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

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

