BILL GARRETT, Davidson County
Trans:T20170003287 DEEDWARR
Recvd: 01/12/17 13:55 2 pgs
Fees:13.00 Taxes:1387.50
20170112-0003716

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210206**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $375,000.00 Affiant Subscribed and sworn to before me, this 6th day of January, 2017. Notary Public My Commission Expires: 6/18/19

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 18, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tina Newgarden 700 12th Avenue South #1002 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-13-0D-088.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wall-2-Wall Ventures, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tina J. Newgarden, a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. R 1002, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325- 0026808 and Instrument No. 20090827-0080784, said Register' s Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WALL-2-WALL VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CJUF II TERRAZZO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20091207-0112061, dated November 30, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 093-13-0D-088.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060615-0071498, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060615-0071504, said Register's Office.

Master Deed of record in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20051116-0138405, said Register's Office.

Easement set out in Ordinance No. 72-317 of record in Book 4643, page 498, said Register's Office.

This is improved property located at 700 12th Avenue South #1002 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2017.

Wall-2-Wall Ventures, LLC

Melissa Wall

By: Melissa Wall, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Melissa Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of Wall-2-Wall Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at office, this 6th day of January, 2017.

Notary Public

My Commission Expires: _____

ROBERT TESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017