THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210637** BILL GARRETT, Davidson County Trans:T20170019396 DEEDWARR Recvd: 03/07/17 09:16 3 pgs Fees:18.00 Taxes:2164.50 20170307-0022257	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $583,000.00 Affiant Subscribed and sworn to before me, this 3rd day of March, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Richard Lesher and Patricia Lesher 700 12TH AVE S #1102 Nashville TN 37203-3431	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093130D10100CO

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, **Jack Ambridge and Jalanda Ambridge, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Lesher and Patricia Lesher, husband and wife**, ("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 1102, 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, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, 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 Jack Ambridge and Jalanda Ambridge, husband and wife by Warranty Deed from CJUF II Terrazzo LLC, a Delaware limited liability company, recorded on the 13th day of January, 2011 in Instrument No. 20110113-0003654, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PLAT OF LOT 1 SECTION SIXTY-FIVE EDGEHILL ESTATES, as recorded in Instrument No. 20051116-0138405.

Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Edgehill Urban Renewal Project recorded in Book 6236, Page 263.

Easement retained in Ordinance No. 72-317 and recorded in Book 4643, Page 498.

Unrecorded lease between prior owners, Scott S. Heckler and wife, Nettie Sue Heckler and The Lamar Companies, dated October 11, 1999, which runs from October 31, 1999 to September 30, 2009, containing a five (5) year extension, a copy of which lease has been delivered to Grantee.

Unrecorded lease, as amended, between prior owners, Scott S. Heckler and wife, Nettie Sue Heckler 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 lease has been delivered to Grantee.

Stormwater Detention Agreement with the Metropolitan of Nashville and Davidson County, recorded at Instrument No. 20060615-0071504.

Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances with the Metropolitan Government of Nashville and Davidson County, recorded as Instrument No. 20060615-0071498.

Charter of Terrazzo Condominium Association, Inc. recorded at Instrument Nos. 20081223-0122305 and 20090828-0080937.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TERRAZZO, A CONDOMINIUM of record in Instrument No. 20081223-0122167, as amended by instrument(s) of record in Instrument Nos. 20090213-0012915, 20090316-0023301, 20090325-0026808, 20090827-0080784 and 20121017-0095418; also subject to easements, rights and interests 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 building thereon.

Terms and Conditions of Memorandum of Lease recorded at Instrument No. 20081009-0102619 and Modification of Memorandum of Lease recorded at Instrument No. 20081230-0123644.

Terms and Conditions of Memorandum of Lease recorded at Instrument No. 20081205-0117745.

Grant of Easement recorded at Instrument No. 20120521-0043895.

Rights of tenants in possession under unrecorded lease(s).

This is improved property located at 700 12TH AVE S #1102 Nashville TN 37203-3431

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 3rd day of March, 2017.

Jack Ambridge

Jalanda Ambridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jalanda Ambridge, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF ~~FLORIDA~~ TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack Ambridge, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
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