THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210711** BILL GARRETT, Davidson County Trans:T20170023788 DEEDWARR Recvd: 03/21/17 09:55 3 pgs Fees:18.00 Taxes:1702.00 20170321-0027305	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Rebecca K Berrios Affiant Subscribed and sworn to before me, this 17th 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: John Wilson 700 12TH AVENUE S #810 Nashville TN 37203-3372	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093130D07100CO

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, **Rebecca K. Berrios and Juan A. Berrios, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Wilson,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: unmarried

Land in Davidson County, Tennessee, being Unit No. R 810, 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 Rebecca K. Berrios and Juan A. Berrios, wife and husband by Warranty Deed from CJUF II Terrazzo, LLC, a Delaware limited liability company, recorded on the 13th day of August, 2009 in Instrument No. 20090813-0076170, 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 of record in Book 6236, Page 263.

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

Unrecorded lease between Grantor 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 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 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 No. 20081223-0122305.

Charter of Terrazzo Residential Owner's Association, Inc. recorded at Instrument No. 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.

Joinder of Mortgagee recorded at Instrument Nos. 20081223-0122168 and 20090914-0085597.

Grant of Easement to Comcast of Nashville I, LLC recorded at Instrument No. 20120521-0043895.
Rights of tenants in possession under unrecorded lease(s).

This is improved property located at 700 12TH AVENUE S #810 Nashville TN 37203-3372

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 17th day of March, 2017.

Rebecca K. Berrios

Rebecca K. Berrios

Juan A. Berrios by Rebecca K. Berrios attorney in fact

Juan A. Berrios
By: Rebecca K. Berrios, 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, aforesaid, Rebecca K. Berrios, 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 March, 2017.



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca K. Berrios, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Juan A. Berrios, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of March 2017.

Notary Public

