BILL GARRETT, Davidson County
Trans:T20170037574 DEEDWARR
Recvd: 05/03/17 14:40 2 pgs
Fees:13.00 Taxes:2090.50
20170503-0043850

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2017.

Notary Public
MY COMMISSION EXPIRES: 6/19/18
File No. G17-7692D

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Loyd Bostic and Claudia Bostic (NAME)	new owner (NAME)	93-13-D-33 CO
700 12th Ave S Unit 509 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert April, Jr. and Charlene April, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loyd Bostic and Claudia Bostic, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. R 509, 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. 20081223-022167, as amended by Instrument # 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 No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County.

BEING the same property conveyed to Robert April, Jr. and Charlene April from Daniel B. Johnson and Gayle L. Johnson, Husband and Wife, by Warranty Deed dated March 18, 2016, as Instrument No. 20160323-0027397, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Terrazzo Condominium and recorded in Instrument # 200812230122167, 200902130012915, 200903160023301, 200903250626808, 200908270080784, and 201210170095418, 20081009012619 and Modification of Memorandum of Lease recorded at Instrument No.

200812300123644, 20081250117745, 200812230122168, and 200909140085597Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument # 200812230122305 and # 200908280080937, 20090828-0080938, Register's Office for Davidson County, Tennessee.

4. Easement to Comcast of Nashville I LLC as recorded in Instrument # 201205210043895, Register's Office for Davidson County, Tennessee.

5. Restrictions as recorded in Book 4220, page 723 and Book 6236, Page 263, Register's Office for Davidson County, Tennessee.

6. Plan of record as recorded in Instrument # 20051116-0138405, Register's Office for Davidson County, Tennessee,

7. Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument # 20090828-0080938, Register's Office for Davidson County, Tennessee.

8. Easement retained in Ordinance No. 72-317 as recorded in Book 4643, page 498, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement as recorded in Instrument # 200606150071504, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County as recorded in Instrument # 20060615-0071498, Register's Office for Davidson County, Tennessee.

11. Restrictions as recorded in Instrument # 20130402-0032276, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 700 12th Ave S Unit 509, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 25th day of April, 2017.

Robert April, Jr. — April 25, 2017 Date

Charlene April — April 25, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert April, Jr. and Charlene April, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of April, 2017.

My Commission Expires: 8/21/18

Notary Public

D. TODD SHOLAR — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY — EXP. 8-21-18 — COMM.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066