430,000.00

BILL GARRETT, Davidson County
Trans: T20170040521 DEEDWARR
Recvd: 05/12/17 09:13 3 pgs
Fees: 18.00 Taxes: 1591.00
20170512-0047149

WARRANTY DEED

WILLIAM E GRONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/20/2019

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 1256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8947 MILLER CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Casey L. Miller	New Owner	093090C12600CO
1212 LAUREL STREET #1209		
Nashville, TN 37203		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAUREN GINGLES,AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CASEY L. MILLER ,AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1212 LAUREL STREET #1209, 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 10th day of May, 2017.

x Lauren Gingles
Lauren Gingles

STATE OF Colorado
COUNTY OF Adams

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

Witness my hand and official seal at Aurora (City), Colorado (State), this 9 day of May, 2017.

Notary Public

My Commission Expires: July 16, 2019

KRYSTAL JORY
NOTARY PUBLIC - STATE OF COLORADO
My Identification # 20154027879
Expires July 16, 2019

17-8947 MILLER CP CB

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit 1209 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, amended in Instrument No. 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to a twenty percent (20%) undivided tenant in common interest, of record in Instrument No. 20121227-0119218, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Eakin Gateway, LLC, a Tennessee limited liability company, as to twenty percent (20%) undivided tenant in common interest of record in Instrument No. 20121227-0119219, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012. Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr., as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119220, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Gaylon M. Lawrence, Jr. as to an eighty percent (80%) undivided tenant in common interest of record in Instrument No. 20121227-0119221, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Being a portion of the same property conveyed to Laurel Property, LLC, a Delaware limited liability company by deed from Metropolitan Development and Housing Agency of record in Instrument No. 20131231-0131305, Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on December 31, 2013.

Being the same property conveyed to Lauren Gingles by Special Warranty Deed from Laurel Property, LLC, a Delaware Limited Liability Company, recorded on the 15th day of January, 2016 in Instrument No. 20160115-0004512, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20120216-0013756, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20140718-0063781, as amended in Instrument No. 20160614-0060193, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Twelve Twelve Condominium Association, Inc. recorded at Instrument No. 20140627-0056540.

f. Grant of Easement as set forth in instrument recorded in Instrument Nos. 20140924-0087646 and 20140326-0025601.

g. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20130122-0006827.

h. Easement granted to the State of Tennessee by instrument recorded in Book 4318, Page 544.

i. Bill No. 084-571 closing Alley No. 234 extending from 12th Avenue S Westerly to the Easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville, Davidson County, Tennessee.

j. Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway recorded in Book 4370, Page 916 and Book 4395, Page 715.

k. Arts Center Redevelopment Plat containing restrictive covenants recorded in Book 10965, Page 404, as amended in Book 11625, Page 252 and further amended in Instrument No. 20020715-0084598.

l. Arts Center Redevelopment Plan in Ordinance #98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, recorded in the Metropolitan Clerk's Office for Davidson County, Tennessee.

m. The plat survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the Southeast portion of property.

n. Restrictions recorded in Instrument No. 20131231-0131305.

o. Declaration of Easements and Restrictive Covenants as set forth in instrument recorded in Instrument No. 20121227-0119217.

p. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

q. Property taxes for the current year.