THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170311329

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170046572 DEEDWARR
Recvd: 06/01/17 15:15 2 pgs
Fees:13.00 Taxes:1221.00

20170601-0054661

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Zic and Mary Z. Zic 6012 Deerbrook Dr Nashville, TN 37221	New Owner	Tax Parcel ID No. 104-02-4B-325.00 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, **Alan Lee Fox, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Zic and Mary Z. Zic, husband and wife**, ("Grantees"), their 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. 325 , on the Horizontal Property Regime for Bristol West End, as recorded in the Master Deed of record as Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113 , Instrument No. 20151228-0130187 and Instrument No. 20170316-0025728, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ALAN LEE FOX, by deed from MARIOLGA ABES, HUNTER ELAM AND DONNA BUNASSAR, of record in Instrument No. 20090903-0082962, dated July 31, 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. 104-02-4B-325.00 CO.

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

Matters shown on the Plan of record in Instrument No. 20060801-0093560, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20050105-0001970, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special

assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187 and Instrument No. 20170316-0025728, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040615-0070569, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050603-0062976, said Register's Office.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 and made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 3000 Vanderbilt Place #325 Nashville TN 37212

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 30th day of May, 2017.

Alan Lee Fox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan Lee Fox, 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 30th day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018