Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June 2017.

Notary Public
My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Davidson County DEEDWARR
Recvd: 06/09/17 14:38 4 pgs
Fees:23.00 Taxes:2405.00
20170609-0058210

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey A. Zager 421 Monroe St. Nashville TN 37208	New Owner	08209OR00300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert Adam Burke and Lacey Burke, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jeffrey A. Zager, unmarried, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 3 of Luxus Germantown formerly known as Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Monroe of record in Instrument Number 20070117-0007050, as amended in Instrument No. 20130410-0035550 and further amended in Instrument No. 20130506-0045444, and further amended in Instrument No. 20140919-0086380, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 "A" to the Second Amendment to the Master Deed; together with a percentage interest in the common elements and voting property conveyed to Germantown Partners, LLC, a Tennessee limited liability company by deed from Metropolitan Development and Housing Agency, of record in Book 10697 Page 187, Register's Office for Davidson County, Tennessee, dated

November 20, 1997 and recorded on November 25, 1997.

Being the same property conveyed to Robert A. Burke and Lacey D. Burke by deed dated November 4, 2014, from Trust Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20141114-0105345, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Subject to all matters shown on the Plan of record as Instrument No. 20020108-0002614, Book 9700, Page 489 and 20060918-0115493, Register's Office of Davidson County, Tennessee. 3) Storm Water Detention Agreement of record in Instrument No. 20050513-0054468 4) Charter for Luxus Germantown Condominium Association of record in Instrument No. 201409190086379. 5) ByLaws of Luxus Germantown Condominium Association of record in Instrument No. 20070117-0007050 and amended in Instrument No. 20130410-0035550 and in Instrument No. 20130506-0045444. 6) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20070117-0007050.Register's Office for County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions 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 Luxus Germantown Condominiums

This property is improved property known as 421 Monroe St., Nashville, Tennessee 37208

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and 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 this 27 day of June, 2017.

Robert Adam Burke

Lacey Burke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of June, 2017.

Notary Public

My Commission expires: 2/25/19

FILE NO: 09924

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY