WARRANTY DEED

Bill Garrett Davidson County
Batch# 50737 DEEDWARR
01/24/2018 10:16:12 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180124-0007271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Stephanie Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2018.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 08/20/2019
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08/20/2019

Y-CP-17-3000-135

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Sanders and Deborah Sanders	**New Owner**	
(NAME)	(NAME)	**104-02-4B-135.00-CO**
1706 Ovoca Road		
(ADDRESS)	(ADDRESS)	
Tullahoma, TN 37388		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIM LYDAY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM SANDERS AND DEBORAH SANDERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 135 of Bristol West End, a Condominium Development 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, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register' s Office.

Being the same property conveyed to Jim Lyday, a single person by Warranty deed from Bristol West End Ventures, Inc., a Tennessee Corporation of record in Instrument No. 20070919-0112245 Register's Office for Davidson County, Tennessee, dated September 17, 2007 and recorded on September 19, 2007.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050105-0001970, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Bristol West End of record in Instrument Number 20070503-0053313, amended in Instrument Number 20070629-0077729, Instrument Number 20081016-0104201, Instrument Number 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, and in Instrument No. 20170816-0083852, Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20040615-0070569, in the aforesaid Register's Office.
- Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560 , Register's Office of Davidson County, Tennessee.
- Easement(s) for construction and access of record as Instrument No. 20060320-0031877 and in Instrument Number 20060405-0039176 , in the aforesaid Register's Office.
- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976 , in the Register's Office for Davidson County, Tennessee.
- Twenty foot (20') sanitary sewer easement along the Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place #135, Nashville, Tennessee 37212**.

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; 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 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/our hand(s) this the 22nd DAY OF JANUARY, 2018.

Jim Lyday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212