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

CRT File No. 180114811

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $745,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2018.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 63250 DEEDWARR
02/28/2018 09:01:48 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20180228-0018598

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan Bui and Mariah Smith 1234 5th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 082-09-0R-001.00 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, **Jonathan Dudor and Shannon Dudor, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bryan Bui and Mariah Smith, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Luxus Germantown (formerly 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 with First Amendment recorded in Instrument No. 20130410-0035550 and Second Amendment (changing the name from Monroe to Luxus Germantown) recorded in Instrument No. 20130506-0045444, in the Registers 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 said Second Amendment to Master Deed; together with a percentage interest in the common elements as set forth in Exhibit " A-1 " to said Second Amendment Master Deed.

Being the same property conveyed to JONATHAN DUDOR and SHANNON DUDOR, husband and wife, by deed from TRUST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140930-0090251, dated September 26, 2014, 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 2018 and subsequent years for Map-Par. 082-09-0R-001.00 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 Plat Book 9700, page 489, Instrument No. 20020108-0002614 and in Instrument No. 20060918-0115493, said Register's Office.

Easement for Use of Dumpster of record in Instrument No. 20130528-0053582, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050513-0054468, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130904-0093008, said Register's Office.

Master Deed of record in Instrument No. 20070117-0007050, amended in Instrument No. 20130410-0035550 and in Instrument No. 20130506-0045444, said Register's Office.

This is improved property located at 1234 5th Avenue North Nashville TN 37208

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 26th day of February, 2018.

Jonathan Dudor

Shannon Dudor by Jonathan Dudor as attorney in fact

Shannon Dudor by Jonathan Dudor, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Dudor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Shannon Dudor, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of February, 2018.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

My Commission Expires: _____