Bill Garrett Davidson County
Batch# 92604 DEEDWARR
05/15/2018 01:18:56 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20180515-0046391

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2588911

Return to:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $625,000.00

Affiant

Subscribed and sworn to me this the 11 day of May, 2018

Notary Public

My commission expires: 4/6/21

TERRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
700 12th Avenue South Unit 1206 NASHVILLE, TN 37203	Davide Pulsoni	Davide Pulsoni 700 12th Ave South Nashville, Tn 37203 #1206	093-13-0D-115.00-CO

THIS INDENTURE is made effective the 11th day of May, 20 18, by **Venu Arunajatesan and Shannon M. Stull, husband and wife**, First Parties, for the purpose of conveying the premises described herein to Davide Pulsoni an unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. R 1206, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Venu Arunajatesan and Shannon M. Stull, husband and wife by Warranty deed from CJUF II Terrazzo LLC, a Delaware limited liability company, of record in Instrument No. 20110805-0060299 Register's Office for Davidson County, Tennessee, dated July 29, 2011 and recorded on August 05,2011. (Value of consideration shown in aforementioned deed $415,000.00.) Being also known as 700 12th Avenue South Unit 1206 Nashville, Tennessee 37203.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach, and subdivision and/or condominium declarations, covenants, restrictions, and easements of record, including, without limitation, matters shown on the Plan of record as Instrument Number 20051116-0138405; matters shown in Master Deed establishing a Horizontal Property Regime of Terrazzo, a Condominium of record in Instrument Number 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418, Instrument No. 20081009-0102619 and Modification of Memorandum of Lease recorded at Instrument No. 20081230-123644, Instrument No. 20081250-0117745, Instrument No. 20081225-0122168 and 20090914-0085597; Charter for Terrazzo Condominium Association, Inc. of record in Instrument Number 20081223-0122305; Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828-0080937; Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938; Restrictions of record in Book 4220, Page 723 and Book 6236, Page 263; Easement retained in Ordinance No. 72 317 of record in Book 4643, Page 498; Stormwater Detention Agreement of record in Instrument Number 20060615-0071504; Agreement for Dedication of Easement for

Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498; and Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Venu Arunajatesan

Shannon M. Stull

CHRIS PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Venu Arunajatesan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 17 day of April, 20 17.

NOTARY PUBLIC

My Commission Expires: 3/3/20

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Shannon M. Stull**, 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 SEAL AT OFFICE, in Davidson County, this the 17th day of Apr. 1, 20 17.

NOTARY PUBLIC

My Commission Expires: 1-26-27

STEPHEN SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Stellemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title