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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616669** Bill Garrett Davidson County Batch# 109205 **DEEDWARR** 06/26/2018 01:45:35 PM 2 pgs Fees: $13.00 Taxes: $1,517.00 20180626-0061482	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this22nd day of June, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Terrazo Residential Owners' Association, Inc. c/o Condominium Concepts Management, Inc. 700 12th Ave S Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-13-0D-047.00 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, **Nichole Lynn Holmes, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terrazo Residential Owners' Association, Inc. a Tennessee Nonprofit Corporation**, ("Grantee"), its 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. R 611, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., asamended, 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 and Instrument No. 20121017-0095418, 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 No. 200812230122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NICHOLE LYNN HOLMES, by deed from CJUF II TERRAZZO LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20111012-0079436, dated October 6, 2011, said Register's Office.

Said property was never the marital residence of Grantor.

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. 093-13-0D-047.00 CO.

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

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed of record in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument

No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418,, said Register's Office.
Easements, Commerical Assessments, General Common Assessments, Office Assessments, Residential Assessments and Special Assessments as contained in Master Deed of record in Instrument No. 20081223-0122167, said Register's Office.

Easements retained in Ordinance No. 72-317 and recorded in Book 4643, page 498, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm DrainageWater Mains, Pumps and Appurtenances, of record in Instrument No. 200606150071498, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20060615-0071504, said Register's Office.

Subject to all matters shown on the Plan of record as Instrument Number 20051116-0138405, Register's Office of Davidson County, Tennessee.

Charter for Terrazzo Condominium Association, Inc. of record in Instrument Number 20081223 0122305, in the Register's Office for Davidson County, Tennessee.

Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828 0080937, in the Register's Office for Davidson County, Tennessee.

Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee

Easement retained in Ordinance No. 72317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLCof record in Instrument Number20120521-0043895, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 700 12th Avenue South Unit 611 Nashville TN 37203

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 22nd day of June, 2018.

Nichole Lynn Holmes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nichole Lynn Holmes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018