Bill Garrett Davidson County
Batch# 121476 DEEDWARR
07/27/2018 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,679.80
20180727-0073491

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

O-SPM-18-700

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)
Joseph W. Hawkins. Jr.	BB&T Company	
(NAME)	(NAME)	**093-13-0D-108.00-CO**
700 12th Ave S. # 1110	223 West Nash St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Wilson, NC 27893	
(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, **JEFFREY GAZAWAY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH W. HAWKINS, JR., A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Unit No. R 1110, 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 Jeffrey Gazaway by Warranty deed from CJUF II Terrazzo LLC, a Delaware limited liability company of record in Instrument No. 20100825-0067128 Register's Office for Davidson County, Tennessee, dated July 31, 2010 and recorded on August 25, 2010.

NOTE: ABBY H. GAZAWAY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

POWER OF ATTORNEY PREVIOUSLY RECORDED IN INSTRUMENT NUMBER 20180725-0072570.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20051116-0138405, Register's Office of Davidson County, Tennessee;
- The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the 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, Register's Office for 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. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee;
• Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, in the Register's Office for Davidson County, Tennessee;
• 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, in the Register's Office for Davidson County, Tennessee;
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee;
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 12th Ave S. # 1110, Nashville, Tennessee 37203**.

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 25th DAY OF JULY, 2018.

Jeffrey Gazaway by Abby H. Gazaway, Attorney in Fact
Jeffrey Gazaway by Abby H. Gazaway, Attorney In Fact

Abby H. Gazaway
Abby H. Gazaway

STATE OF North Carolina
COUNTY OF Moore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby H. Gazaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY GAZAWAY, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY GAZAWAY.

Witness my hand and official seal, this the 25th of July, 2018.

Notary Public
My Commission Expires: 01-31-2021
(SEAL)

TRISTIN ROHR NOTARY PUBLIC MOORE COUNTY, N.C.

STATE OF North Carolina
COUNTY OF Moore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABBY H. GAZAWAY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2018.

Notary Public
My Commission Expires: 01-31-2021
(SEAL)

TRISTIN ROHR NOTARY PUBLIC MOORE COUNTY, N.C.

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

True Copy Certification

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

Signature

State of TENNESSEE
County of SUMNER

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

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER