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

CRT File No. 180717043

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 10, 2019

Bill Garrett Davidson County
Batch# 134640 **DEEDWARR**
08/29/2018 09:53:04 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20180829-0085584

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $670,000.00.

CBanA
Affiant

Subscribed and sworn to before me, this24th day of August, 2018.

Janderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brad Gibson and Ginger Gibson 833 Horner Ave Nashville, TN 37204	New Owner	Tax Parcel ID No. 093-13-0D-067.00 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, **D. Lynn Dabney, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brad Gibson and Ginger Gibson, husband and wife**, ("Grantees"), their 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 806, 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, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418, and Instrument No. 20180627-0061944, 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 D. LYNN DABNEY, UNMARRIED, by deed from 806 PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20111229-0101827, dated December 23, 2011, 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. 093-13-0D-067.00 CO.

Matters shown on the Plan of record in Book 4460, page 159, as amended in Instrument No. 20051116-0138405, said Register's Office.

Master Deed of record as Instrument No. 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, and Instrument No. 20180627-0061944, said Register's Office.

Grant of Easement conveyed unto Comcast of Nashville I, LLC of record as Instrument No. 20120521-0043895, said Register's Office.

Instrument No. 20121017-0095418, and Instrument No. 20180627-0061944, said Register's Office.
Grant of Easement conveyed unto Comcast of Nashville I, LLC of record as Instrument No. 20120521-0043895, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances conveyed unto The Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20060615-0071498, said Register's Office.

Easement(s) as set out in Ordinance No. 72-317 of record in Book 4643 page 498, said Register's Office

Restrictive Covenants associated with the Edgehill Urban Renewal Project of record in Book 4220 page 723 and Book 6236 page 263, said Register's Office.
By-Laws as set out in the Master Deed of record as Instrument No. 20081223-0122167, as amended in Instrument No. 20090325-0026808, said Register's Office.

Stormwater Detention Agreement with The Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20060615-0071504, said Register's Office.

This is improved property located at 700 12th Avenue South 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 24th day of August, 2018.

D. Lynn Dabney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, D. Lynn Dabney, 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 24th day of August, 2018.

Notary Public

My Commission Expires: _____

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