G#31338-8
Box#14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158336 **DEEDWARR**
11/13/2018 09:08:42 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20181113-0111396

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$485,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2018.

Notary Public

My commission expires: 7.8.2019
(AFFIX SEAL)

CORYLYN S. FORREST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
R. Stephen Richards, Jr.	"New Owner"	**Map 093-13-0-D Parcel 119.00co**
700 12th Avenue South, Unit 1210		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roger D. Hooper and Betty R. Hooper, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R. Stephen Richards, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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-1210, 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 No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger D. Hooper and Betty R. Hooper, husband and wife, by Deed dated February 12, 2010 from CJUF II Terrazzo, LLC, a Delaware limited liability company, of record in Instrument No. 20100217-0012072, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Master Deed in Instrument No. 20081223-0122167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Matters shown on the Plan of record in Instrument No. 20051116-0138405, said Register's Office. (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed and By-Laws for Terrazzo, A Condominium 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, Instrument No. 20121017-0095418, and Instrument No. 20180627-0061944, Register's Office for Davidson County, Tennessee. (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060615-0071498, said Register's Office. (5) Storm Water Detention Agreement of record in Instrument No. 20060615-0071504, said Register's Office. (6) Easement retained in Ordinance No. 72-317 recorded in Book 4643, Page 498, said Register's Office. (7) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043895, said Register's Office. (8) Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from CJUF II Terrazzo, LLC to Branch Banking and Trust Company, of record in Instrument No. 20081009-0102619, said Register's Office. (9) The lease was amended by instrument of record in Instrument No. 20081230-0123644, said Register's Office. (10) Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from CJUF II Terrazzo, LLC to Branch Banking and Trust Company of record in Instrument No. 20081205-0117745, said Register's Office. (11) Charter of Terrazzo Condominium Association, Inc. of record in Instrument No. 20081223-0122305, Register's Office for Davidson County, Tennessee. (12) Charter of Terrazzo Residential Owners Association, Inc. of record in Instrument No. 20090828-0080937, Register's Office for Davidson County, Tennessee. (13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **700 12th Avenue South, Unit 1210, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **9th** day of **November, 2018.**

Roger D. Hooper

Roger D. Hooper

Betty R. Hooper

Betty R. Hooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Roger D. Hooper and Betty R. Hooper,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **November, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.