| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190520450**<br><br>Karen Johnson Davidson County<br>Batch# 238268 **DEEDWARR**<br>06/04/2019 09:25:36 AM 2 pgs<br>Fees: $13.00 Taxes: $962.00<br>20190604-0052970 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of May, 2019.<br><br>Notary Public<br>My Commission Expires: |

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2022

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>William Britton Messer<br>3000 Vanderbilt Place Unit 441<br>Nashville TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104024B44100CO |

**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, **Jan K. Grude, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Britton Messer, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 441 of Bristol West End, a Condominium Development, 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, under the Master Deed establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, Amended in Instrument Nos. 20070629-0077729; 20081016-0104201; 20101130-0095113; 20151228-0130187; 20170316-0025728; 20170816-0083852; 20171208-0125448; 20180213-0014078; 20181214-0121640 and 20190318-0024128, Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being the same property conveyed to Jan K. Grude, a single man by Warranty Deed from Bradley S. Troxel, husband and wife, Lori Troxel, recorded on the 26th day of December, 2007 in Instrument No. 20071226-0146957, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20050105-0001970 and 20060801-0093560.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRISTOL WEST END Condominium of record in Instrument Nos. 20070503-0053313; 20070629-0077729; 20081016-0104201; 20101130-0095113; 20151228-0130187; 20170316-0025728; 20170816-0083852; 20171208-0125448; 20180213-0014078; 20181214-0121640 and 20190318-0024128; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary sewers and/or Storm drainage, recorded in Instrument No. 20040615-0070569.

Temporary Easement, recorded in Instrument No. 20060320-0031877, re-recorded at Instrument No. 20060405-0039176.

Storm Water Detention Agreement recorded at Instrument No. 20050603-0062976.

Twenty foot (20') sanitary sewer easement along Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 3000 Vanderbilt Place Unit 441 Nashville TN 37212

**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 31st day of May, 2019.

Jan K. Grude by Martin Grude as Attorney-in-fact

Jan K. Grude by Martin Grude as Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin Grude , 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, and who further acknowledged that he is the Attorney-in-Fact for Jan K. Grude and that he is authorized by Jan K. Grude to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of May, 2019.

Notary Public
My Commission Expires: _____

SHIRA KING GREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021