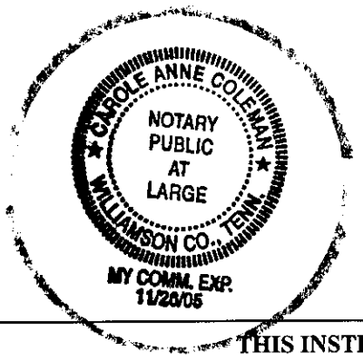
WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim P. Quealy	Bank of America	092.16-0-D-209
(NAME)	(NAME)	
1803 Broadway # 209	9000 Southside Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bristol on Broadway L. P.; a Tennessee Limited Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jim P. Quealy**, a married man, 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:

SEE ATTACHED EXHIBIT A

The property described herein is subject to:

1. Charter of record as Instrument No. 200302250025106 and 200302250025107 in the office of the Davidson County Recorder.

2. County taxes for the year 2004 include other property and are paid in the amount of $32,331.14 on 2/14/05 and all subsequent years property taxes, a lien not yet due and payable. All prior years paid in full.

3. Property taxes have not been individually assessed for each unit. Taxes and/or any assessments, levied or assessed
4. subsequent to the date hereof. Estimated property taxes for this unit are $2,157.13.

5. Any and all matters appearing on the plat of land described as Land in Davidson County, Tennessee, being the remainder of Lot No. 142 in the plan of the Boyd Addition to Nashville recorded in Book 21, page 39 of the Register's Office of said County.

6. 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 Tennessee Code Annotated, as 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 building thereon; and also including without limitations, all conditions, covenants and restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol On Broadway Condominiums of record instrument number 20050517-0055639, Register's Office for Davidson County, Tennessee.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided by applicable condominium law or the Condominium Declaration and bylaws recorded May 17, 2005 under instrument number 20050517-0055639 for Bristol On Broadway. a Condominium Development.

8. Any assessments assessed by the Bristol On Broadway Condominium Association, Inc, as disclosed in the Master Deed of The Bristol On Broadway, a Condominium Development filed May 17, 2005 under instrument number 20050517-0055639 in Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/19/05 11:38 3 pgs
Fees:18.00 Taxes:659.62



20050819-0098997

unimproved ☐

This is improved ☒ property, known as 1803 Broadway # 209, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 17th day of August, 2005.

Bristol on Broadway L. P.; a Tennessee Limited Partnership

By: Anne Hamner

Bristol on Broadway L. P.; a Tennessee Limited Partnership

STATE OF TN

COUNTY OF Davidson

On this 17th day of Aug, 2005, before me personally appeared Anne Hamner, authorized representative of The Bristol On Broadway, L.P. a Tennessee Limited Partnership, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of The Bristol On Broadway, L.P., and who acknowledged that such person (or persons) executed the same as the free act and Deed of The Bristol On Broadway, L.P.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/06

Notary Public

File No.: 20042784

EXHIBIT A

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 305 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 o the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set for in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided. .53% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #61

Being a portion of the same property conveyed to Bristol On Broadway, L.P., a Tennessee limited partnership, from The Joseph B. Knowes Trust Fund acting by and through Senior Citizens, Inc. as Trustee, by Special Warranty Deed dated 3/11/03 and recorded 3/13/03 under Instrument No. 20030313-0033747 in the office of the Davidson County Recorder.