20041990

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/05 11:20 2 pgs
Fees:13.00 Taxes:554.91

20051013-0123474

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/28/06

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Prepared by: Carole Anne Coleman

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia E. Zelaya and Deborah Kowalski	Sylvi E. Zelaya and Deborah Kowalski	092-16-0-D-216.00 CO
(NAME)	(NAME)	
6518 Rolling Fork Drive	6518 Rolling Fork Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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 **Sylvia E. Zelaya and Deborah J. Kowalski**, as joint tenants with right of survivorship, 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 lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 216 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on 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 forth 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. .41% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #68.

Being a portion of the same property conveyed to Bristol on Broadway, L.P., a Tennessee limited partnership, from The Joseph B. Knowles Trust Fund acting by and through Senior Citizens, Inc., as Trustee, by warranty deed dated 3/11/03 and recorded 3/13/03 under instrument number 200303130033747 in the office of the Davidson County Recorder.

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. County taxes for the year 2005 are due in the amount of $156,349.59 and are assessed to the seller and shall be prorated between the parties as of closing.. All subsequent years property taxes, a lien not yet due and payable. All prior years paid in full.

3. County property taxes for the individual units have not been assessed at this time. An estimated amount for the year 2006 is $1,818.45.

4. 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.

5. 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.

6. 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.
7. 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.

unimproved ☐

This is improved ☒ property, known as 1803 Broadway # 216, Nashville, TN 37203

(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 11th day of October, 2005.

Bristol on Broadway, L.P., a Tennessee limited partnership

By: _____
Bristol on Broadway, L.P., a Tennessee limited partnership

State of Tennessee
County of Davidson

Personally appeared before me, _____, a Notary Public for the State and County aforesaid, _____, Authorized Representative of The Bristol On Broadway, L.P., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is an authorized representative of The Bristol On Broadway, L.P., a Tennessee Limited Partnership, and is authorized by said entity to execute this instrument on its behalf.

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

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/20/08

_____
Notary Public