Davidson County DEEDWARR
Recvd: 04/27/06 10:44 3 pgs
Fees:18.00 Taxes:684.50
20060427-0048170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of April, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eric L. Williams

1803 Broadway #221
Nashville, Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

092-16-0-D-221.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeremy Kelton, a single person, hereinafter referred to as Grantors, hereby transfers and conveys to Eric L. Williams, **unmarried,** hereinafter referred to as 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 221 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, of record in Book 21, page 39, 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 in Instrument No. 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part thereof. The interest herein conveyed includes, without limiting the generality of the foregoing, and undivided .42% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to Jeremy Kelton, a single person by Warranty Deed from Bristol on Broadway, L. P., a Tennessee limited partnership of record in Instrument No.20051102-0132852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable.

Subject to 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 Boyd Addition to Nashville of record in Book 21, Page 39, Register's Office of said County.

Charter of record in Instrument No. 200302250025106 and Instrument No. 200302250025107, Register's Office for said County.

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 in Instrument No. 20050517-0055639 and amended in Instrument No. 200603070026614, Register's Office for Davidson County, Tennessee.

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 No. 20050517-0055639 for Bristol On Broadway, a Condominium Development.

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 in Instrument No. 20050517-0055639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1803 Broadway #221, 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of April, 2006.

Jeremy Kelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeremy Kelton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 24th day of April, 2006.

Notary Public

My Commission Expires: 11/8/08



My Commission Expires NOV. 8, 2008