Davidson County DEEDWARR
Recvd: 07/25/06 15:49 2 pgs
Fees:13.00 Taxes:1217.30

20060725-0089700

WARRANTY DEED

G-VRE-06-401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Harvey	John Harvey (NAME)	
1803 Broadway, Unit 401 (ADDRESS)	636 Mt. Leopard Rd. (ADDRESS)	92-16-204.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Flora Ms 39071 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDAL I. RITTER, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN HARVEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 401, THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, as established under Master Deed of record in Instrument No. 20050517-0055639, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Together with two parking stalls #121 and #117.

Being the same property conveyed to Randal I. Ritter, a single person by Warranty Deed from Bristol on Broadway, L.P., a Tennessee Limited Liability Company recorded November 2, 2005 in Instrument No. 20051102-0132850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20050517-0055639; 20060307-0026614, and Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1803 Broadway, Unit 401, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of July, 2006.

Randal I. Ritter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randal I. Ritter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903