File No. 60939

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/05/07 08:06 2 pg
Fees:13.00 Taxes:887.63
20070105-0001936

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Frazer	Wells Fargo Bank, NA	093064A00200CO
(NAME)	(NAME)	
320 Broadway Unit 201	3480 Stateview Blvd, 3 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Fort Mill, SC 29715	
(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, 320 Broadway, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Frazer, an unmarried 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

unimproved ☐

This is improved ☒ property, known as 320 Broadway Unit 201, Nashville, TN 37201
(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 29th day of December, 2006.

320 Broadway, LLC

By: John Sisco, Chief Manager

John Sisco, Chief Manager

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Sisco with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Chief Manager of 320 Broadway, LLC, the within named bargainor, and limited liability company, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said John Sisco as such Chief Manager.

Witness my hand and official seal this 29th day of December, 2006.

Commission expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

File No. 60939

EXHIBIT A

Land in Davidson County, Tennessee, being Unit RU 201, 320 BROADWAY CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20051230-0157047 and as depicted on Plat as Exhibit C to Master Deed, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a ore particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being part of the same property conveyed to 320 Broadway, LLC by deed from Ruble T. Sanderson and wife, Brenda C. Sanderson, dated September 19, 2003 and recorded on September 24, 2003 in Instrument No. 20030924-0141486, Register's Office, Davidson County, Tennessee.

The plat of 320 Broadway Condominiums, attached as Exhibit "C" to the Master Deed of record in Instrument No. 20051230-0157047, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 320 Broadway Condominiums of record in Instrument No. 200512300157047, said Register's Office.

By-Laws of 320 Broadway Condominium Association, Inc. attached as Exhibit "B" to the Master Deed of record in Instrument No. 20051230-0157047, said Register's Office.

Carter of 320 Broadway Condominium Association, Inc. of record in Instrument No. 20051230-0157048, said Register's Office.

Attorney's Certificate of record in Instrument No. 20051230-0157049, said Register's Office.

Subject to instruments of record in Book 7631, page 606; Book 8421, page 587; Book 7423, page 3274; Book 9208, page 613; Book 10512, page 464; Instrument No. 20020626-0076795; Instrument No. 20030919-0139003; Instrument No. 20000328-0031304; Book 6682, page 216, said Register's Office.

Subject to any and all existing easements and restrictions as shown of record not stated herein.