JOHN GRAVES NOTARY PUBLIC AT LARGE DAVIDSON

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $195,350.00

Affiant

Subscribed and sworn to before me
This 29 day of May, 2007

Notary exp: 7-2-10

Address of new owners:
William A. Moore
1803 Broadway, #213
Nashville, TN 37203

Send tax bills to:
New Owner

Map & Parcel:
092-16-0D-213.00CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Nichols Canyon Properties LLC**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William A. Moore**, unmarried, 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:

A condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 213 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record as instrument No, 20050517-0055639 in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

TOGETHER WITH a .41% interest in the common elements as provided for in said Master Deed.

TOGETHER WITH parking stall #65.

Being the same property conveyed to NICHOLS CANYON PROPERTIES, INC. by deed from MICHAEL SIMMONS, AN UNMARRIED PERSON of record as Instrument No. 20051212-0149217, dated December 10, 2005, Register's Office for Davidson County, Tennessee.

Subject to all matters set forth in Master Deed of record as Instrument No. 20050517-0055639, as amended by First Amendment of record as Instrument No. 20060307-0026614, Register's Office for said County.

Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL 2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson county, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1803 Broadway #213 Nashville Tn 37203**

OR The property is unimproved.

Davidson County DEEDWARR
Recvd: 06/04/07 15:01 2 pgs
Fees:13.00 Taxes:722.80

20070604-0066327

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

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 29 day of May, 2007.

Nichols Canyon Properties, LLC

By: Michael Simmons, sole member and member manager

By: Michael Simmons by Hunter Connelly its Atty in Fact
Hunter Connelly, with power of attorney for
Michael Simmons

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hunter Connelly**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Michael Simmons, the Sole Member of Nichols Canyon Properties, LLC, and acknowledged that he executed the same as the free act and deed of the said Michael Simmons, and the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Michael Simmons, and appearing of record in instrument no. 20070604 0066326, Register's office for Davidson County, Tennessee.

Witness my hand and official seal this 29 day of May, 2007

Rebecca D. Price
Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2010