Davidson County DEEDWARR
Recvd: 08/06/07 08:10 2 pgs
Fees:13.00 Taxes:850.63

20070806-0093007

# 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 $229,900.00

Affiant

Subscribed and sworn to before me
This 25 day of July, 2007

Notary exp: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

| Address of new owners: | Send tax bills to: | Map & Parcel: |
|---|---|---|
| 1803 Broadway #609 | SAME | 92-16D-609-CO |
| Nashville Tn 37203 | | |

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, **Adam Charles Watts and wife Melanie Watts, formerly known as Melanie Yarcusko**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Juile Ann Sidhu**, married 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 609 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 mor 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 for 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 pert hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, and undivided. .53% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #196.

Being the same property conveyed to Adam Charles Watts and Melanie Yarcusko by Warranty Deed from Briston on Broadway, LP, a Tennessee limited partnership dated June 30, 2005 and filed for record as Instrument no. 20050705-0076583, Register's Office for Davidson County Tennessee.

Subject to Charter of record as Instrument no. 200302250025106 and 200302250025107 in the office of the Davidson County Recorder.

Subject to 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 recorde4d in book 21, page 39 of the Register's Office of said County.

Subject to any and all terms set forth on the Master Deed record as Instrument No. 20050517-0055639.

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 #609 Nashville Tn 37203**

OR The property is unimproved.

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 25 day of July, 2007.

Adam Charles Watts

Melanie Watts

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within namedAdam Charles Watts and Melanie Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of July, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007