Davidson County DEEDWARR
Recvd: 09/10/07 10:41 2 pgs
Fees:13.00 Taxes:1365.30

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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~Davidson~~ Dallas

The actual consideration or value, whichever is greater, for this transfer is $369,000.00 .

Chart Westcott, Trustee
Affiant

BETH S. PROTHRO
MY COMMISSION EXPIRES
October 17, 2011

Subscribed and sworn to before me this 4th day of September, 2007.

Beth Prothro
Notary Public
My Commission Expires ~~01/26/08~~ 10-17-2011

07-1325

Address of New Owner:	Send Tax Bills to:	Tax Information:
Annie Dragutsky	new owner	92-16-D
1803 Broadway, Unit 631		631.00 CO
Nashville, TN 37203		

WARRANTY DEED

For and in 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 **Chart H. Westcott, Trustee of the Chart H. Westcott Living Trust**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Annie Dragutsky**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 631 of The Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857 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 under Instrument No. 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .94% interest in the common elements of The Bristol on Broadway Condominium. Together with two parking stalls numbered 9 and 218.

Being the same property conveyed to the Chart H. Westcott Living Trust by quitclaim deed from Charwes First Extended 1999 Trust, dated December 28, 2006, recorded in Instrument No. 20070112-0005149, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1803 Broadway, Unit 631, 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 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 4th day of September, 2007.

Chart H. Westcott, Trustee

Chart H. Westcott, Trustee of the Chart H. Westcott Living Trust

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Chart H. Westcott, Trustee of the Chart H. Westcott Living Trust**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed in the capacity and for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas, this 4th day of September, 2007.

Beth Prothro

Notary Public

My Commission Expires: 10-17-2011

BETH S. PROTHRO
MY COMMISSION EXPIRES
October 17, 2011