AFTER RECORDING PLEASE RETURN TO
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/09/08 14:56 2 pgs
Fees:13.00 Taxes:927.78
20080109-0002868

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF**
**The actual consideration or value, whichever is greater, for this transfer is $250,750.00**

Nicholas Greco
**Affiant**

**Subscribed and sworn to before me, this 27 day of December, 2007.**

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Notary Public**
**My commission expires:**

**02-0712-45858**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Eric D. Lefferts | Wells Fargo Home Mortgage | 92-16-0-D-407.00 |
| 1803 Broadway, #407 | PO Box 11701 | |
| Nashville TN 37203 | Newark, NJ 07101-4701 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jami Sheffield, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric D. Lefferts, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 407 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of Boyds Addition to Nashville, of record in Book 21, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description, 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 for in the Master Deed for The Bristol on Broadway, a condominium, of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614, further amended in Instrument No. 20070615-0071857, said Master Deed and all record 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 .60% interest in the Common Elements of The Bristol on Broadway Condominium.

Together with one parking stall # 127.

Being the same property conveyed to Joseph R. Lewis, Jr. and wife, Glenda M. Lewis by deed from Bristol on Broadway, L.P., a Tennessee limited partnership, dated July 28, 2005, recorded August 1, 2005, of record in Instrument No. 20050801-0089577, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jami Sheffield by deed from Joseph R. Lewis, Jr. and wife, Glenda M. Lewis, dated January 20, 2006, recorded January 25, 2006, of record in Instrument No. 20060125-0009640, Register's Office for Davidson County, Tennessee.

Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614, further amended in Instrument No. 20070615-0071857.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1803 Broadway, #407, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27 day of December, 2007.

Jami Sheffield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jami Sheffield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27 day of December, 2007.

State of Tennessee at Large

My Commission expires

11/22/08

