B0936

(3)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/25/08 13:40 2 pgs
Fees:13.00 Taxes:758.50
20080625-0065458

RUBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charissa F. Andreotti | SunTrust Mortgage, Inc. | Map 92-16-D |
| (NAME) 1803 Broadway Unit 110 | (NAME) 901 Semmes Avenue | Parcel 110 CO |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) Richmond, VA 23224 | |
| (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, I, **CLARENCE E. SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARISSA F. ANDREOTTI, AN UNMARRIED WOMAN, AND PETER ANDREOTTI, A MARRIED 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:

A certain condominium in Nashville, Davidson County, Tennessee, being Unit No. 110 of The Bristol on Broadway, a Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 as amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857 in the Register's Office for Davidson County, Tennessee, together with a .53% interest in the common elements as provided in said Master Deed.

Together with one parking stall # 2.

Being the same property conveyed to Clarence E. Smith, unmarried, by deed from Bristol on Broadway, L.P., of record in Instrument #20050712-0080617, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) Master Deed and Bylaws of record in Instrument #20050517-0055639 and in Instrument #20060307-0026614, said Register's Office; and (c) restrictive covenants of record in Instrument #20070615-0071857, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1803 Broadway Unit 110, Nashville, Tennessee 37203

(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.

23744

Witness my hand this 23rd day of June, 2008.

Clarence E. Smith

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 Clarence E. Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2008.

Commission expires:




My Commission Expires NOV. 7, 2011

Notary Public