39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 12:28 2 pg
Fees:13.00 Taxes:751.10

20080805-0080604

File No.: 2008070034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

Notary Public

MY COMMISSION EXPIRES: 5-8-2010

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Tilden Tabor	AmTrust Bank	092-16-0D-115.00 CO
(NAME) 1803 Broadway, Unit 115	(NAME) 1111 Chester Ave., Ste. 200	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Cleveland, OH 44114	
(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/WE, Thuy T. Nguyen, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Tilden Tabor, 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:

Land lying and located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 115 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 the Register's Office for Davidson County, Tennessee and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble and 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 Number 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 .56% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #28

Being the same property conveyed to Thuy T. Nguyen, unmarried, by Warranty Deed from Bristol on Broadway L.P., a Tennessee Limited Partnership, dated October 7, 2005 and recorded in Instrument Number 20051013-0123476, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1803 Broadway, Unit 115, Nashville, TN 37203
(House Number) (Street) (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.

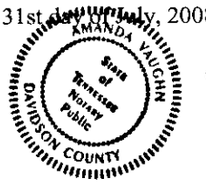
Witness my/our hand(s) this 31st day of July, 2008.

Thuy T. Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thuy T. Nguyen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 31st day of July, 2008.



Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206