WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-09-201

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Reilly	New Owner (NAME)	
1803 Broadway, #201		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		92-16-D-201.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we AMY S. FRETWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS J. REILLY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 201, THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050517-0055639, AMENDED AT INSTRUMENT NOS. 20060307-0026614 AND 20070615-0071857, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. TOGETHER WITH PARKING STALL #55.

BEING THE SAME PROPERTY CONVEYED TO AMY J. SNODGRASS, A SINGLE PERSON BY WARRANTY DEED FROM BRISTOL ON BROADWAY, LP RECORDED NOVEMBER 22, 2005 IN INSTRUMENT NO. 20051122-0141168, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID AMY J. SNODGRASS HAVING SINCE MARRIED AND IS NOW KNOWN AS AMY S. FRETWELL. PARKER FRETWELL JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTIAL INTEREST HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1803 Broadway, #201, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090049373 DEEDWARR
Recvd: 07/22/09 10:01 2 pgs
Fees:13.00 Taxes:1036.00

20090722-0068654

Witness my/our hand(s) this 20th day of July, 2009.

Amy S. Fretwell

Amy S. Fretwell

Parker Fretwell

Parker Fretwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy S. Fretwell and Parker Fretwell, the within named bargainor, 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 the 20th day of July, 2009.

Robert W. Hallwas

Notary Public

My Commission Expires:

(SEAL) OFFICIAL SEAL
ROBERT W HALLWAS
Notary Public - State of Illinois
My Commission Expires 4/15/2013

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903