WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-KW-09-1803

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(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
Teresa Bradshaw	Teresa Bradshaw	
1803 Broadway, Unit 630	(NAME) 1803 Broadway, Unit 630	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	92-16-D-630.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GORDON ANDERSON AND YU'CHING ANDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERESA BRADSHAW AND J. MARK BRADSHAW, WIFE AND HUSBAND, A 90 % UNDIVIDED INTEREST AND J. MATTHEW BRADSHAW, UNMARRIED, A 10% UNDIVIDED INTEREST., 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 630, THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050517-0055639, AMENDED IN 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 217.

BEING THE SAME PROPERTY CONVEYED TO GORDON ANDERSON AND YU'CHING ANDERSON, HUSBAND AND WIFE BY WARRANTY DEED FROM BRISTOL ON BROADWAY, LP, A TENNESSEE LIMITED PARTNERSHIP RECORDED NOVEMBER 1, 2005 IN INSTRUMENT NO. 20051101-0132165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20050517-0055639, AMENDED IN INSTRUMENT NO. 20060307-0026614 AND 20070615-0071857, CHARTER FOR HOA IN INSTRUMETN NO. 20071024-0125856 AND 20071024-0125857 AND EASEMENT OF RECORD IN INSTRUMENT NO. 20071113-0132706 ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1803 Broadway, Unit 630, 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: T20090061976 DEEDWARR
Recvd: 09/09/09 16:06 2 pgs
Fees: 13.00 Taxes: 839.90

20090909-0084664

Witness my/our hand(s) this 8th day of September, 2009.

Gordon ANDERSON by Yu-Ching ANDERSON, attorney in fact
Gordon Anderson

Yu Ching Anderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yu-Ching Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of September, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of September, 2009, before me personally appeared Yu-Ching Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gordon Anderson and who acknowledged she executed the same as the free act and deed of the said Gordon Anderson and Yu'Ching Anderson.

Witness my hand and official seal, this the 8th day of September, 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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