WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100035058 DEEDWARR
Recvd: 06/09/10 10:54 2 pgs
Fees: 13.00 Taxes: 815.85
20100609-0044732

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 7.25.12
(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G/VR 10-0430

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Michael Glenn Johnson	Farmington Financial	
1803 Broadway, Unit #430	(NAME) 1912 21st Ave. S	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37212	92-16D-430.00 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 WILSON W. ROGERS, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL GLENN JOHNSON, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 430 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING THE BRISTOL ON BROADWAY OF RECORD IN INSTRUMENT 20050517005639 AS AMENDED IN INSTRUMENT 20060307026614 AND FURTHER AMENDED IN INSTRUMENT 20070615071857, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF. SAID UNIT NO. 430 BEING A PORTION OF LOT NOS. 142 AND 143 ON THE PLAN OF THE BOYD ADDITION TO NASHVILLE OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TOGETHER WITH AN UNDIVIDED .69% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUMS.

TOGETHER WITH ONE PARKING STALL #151.

BEING THE SAME PROPERTY CONVEYED TO WILSON W. ROGERS BY DEED FROM BRISTOL ON BROADWAY, LP, A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN INSRUMENT 20050902-0105518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 31, 2005.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 21, PAGE 39; INSTRUMENT NO. 20071024-0125856; INSTRUMENT NO. 20071024-0125857; INSTRUMENT NO. 20050517-0055639; INSTRUMENT NO. 20060307-0026614; INSTRUMENT NO. 20070615-0071857 AND INSTRUMENT NO. 20071113-0132706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS ALSO SUBJECT TO URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BS2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO MATTERS SHOWN ON A SURVEY BY WAMBLE & ASSOCIATES, JIMMY C. YATES, TENN. R.L.S. NO. 1597, DATED OCTOBER 4, 2002, LAST REVISED FEBRUARY 14, 2003, W & A FILE NO. 617-0102.

unimproved ( )
This is improved (X) property, known as 1803 Broadway, Unit #430, 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.

Witness my/our hand(s) this 4th day of June, 2010.

Wilson W. Rogers by John Gleaves,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of June, 2010, before me personally appeared John Gleaves 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 Wilson W. Rogers, an unmarried man and who acknowledged he/she/they executed the same as the free act and deed of the said Wilson W. Rogers, an unmarried man.

Witness my hand and official seal, this the 4th day of June, 2010.

Notary Public

My Commission Expires:

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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