THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050404** BILL GARRETT, Davidson County Trans:T20100040041 DEEDWARR Recvd: 06/30/10 15:06 2 pgs Fees:13.00 Taxes:610.50 20100630-0051244	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2010. Notary Public My Commission Expires: 11/22/10 WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Blair Thornton 1803 Broadway 222 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160D22200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey A. Kunkes, a married man, and Craig G. Kunkes, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blair Thornton, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 222 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, of record in Book 21 Page 39, said Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as described and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded of record as Instrument No. 20050517-0055639, and as amended of record as Instrument Nos. 20060307-0026614 and 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof.

Together with one parking stall #74

Being the same property conveyed by Warranty Deed from Rick C. Weavil and wife, Susan J. McBurney to Jeffrey A. Kunkes as recorded on the 16th day of July, 2007 in Instrument No.20070716-0084300; Quit Claim Deed from Jeffrey A. Kunkes to Jeffrey A. Kunkes and Craig Kunkes, as joint tenants with right of survivorship as recorded on the 22nd day of February, 2008 in Instrument No. 20080222-0017479 and Quit Claim Deed from Jeffrey A. Kunkes to Jeffrey A. Kunkes and Craig G. Kunkes as recorded on the 9th day of September, 2008 in Instrument No. 20080909-0092003, in the Register's Office of Davidson County, Tennessee.

Said property is not and has never been the marital residence of Jeffrey A. Kunkes.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Charter of The Bristol on Broadway Condominium Association, Inc., recorded at Instrument No. 20071024-0125856, as corrected at Instrument No. 20071024-0125857.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRISTOL ON BROADWAY Condominium of record in Instrument No. 20050517-0055639 , as amended by instrument(s) of record in Instrument No. 20060307-0026614; also subject to easements, rights and interests 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 building thereon.

Easement recorded in Instrument No. 20071113-0132706.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance NO. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 1803 Broadway 222 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2010.

Jeffrey A. Kunkes by Carolyn D. Akins, AIF

Jeffrey A. Kunkes
By: Carolyn D. Akins, Attorney-in-Fact

Craig G. Kunkes by Carolyn D. Akins, AIF

Craig G. Kunkes
By: Carolyn D. Akins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn D. Akins, as attorney-in-fact for Jeffrey A. Kunkes and Craig G. Kunkes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2010.

Notary Public

My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011