WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 11-7-11

(AFFIX SEAL)

MINDY CLAUD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roslyn Jaye Green, unmarried	Roslyn Jaye Green	092160D43100CO
(NAME)	(NAME)	
1803 Broadway, Unit 431	1803 Broadway, Unit 431	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110024281 DEEDWARR
Recvd: 04/26/11 10:04 2 pgs
Fees:13.00 Taxes:1184.00
20110426-0031717

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brett Wesnofske and Constance Wesnofske, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roslyn Jaye Green, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING AND BEING LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, being Unit No. 431 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, 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 prescribed and set forth in Master Deed for The Bristol on Broadway, a Condominium, recorded as Instrument No. 20050517-0055639 as amended in Instrument No. 20060307-0026614 both recorded in the Register's Office for Davidson County, Tennessee, which Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest conveyed includes, without limiting the generality of the foregoing, an undivided 94% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to Brett Wesnofske and wife, Constance Wesnofske by Warranty Deed from Anheuser-Busch, Incorporated dated September 21, 2007 as Instrument No. 20071002-0116970 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS AND CONDITIONS SET FORTH IN MASTER DEED AND BY-LAWS FOR THE BRISTOL ON BROADWAY CONDOMINIUMS, WHICH MASTER DEED AND BY-LAWS ARE RECORDED AS INSTRUMENT NO. 20050517-0055639 AND AMENDED IN INSTRUMENT NO. 20060307-0026614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1803 Broadway, Unit 431, Nashville, TN 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this 25th day of April, 2011.

Brett Wesnofske

Constance Wesnofske

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of April, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brett Wesnofske and Constance Wesnofske**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115