BILL GARRETT, Davidson County
Trans:T20110033042 DEEDWARR
Recvd: 06/03/11 08:38 2 pgs
Fees:13.00 Taxes:869.50

20110603-0042401

WARRANTY DEED

R-VRES-11-1803-304

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

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
Andrew Southard	Andrew Southard	
1730 REINS CT	(NAME) 1730 REINS CT	
(ADDRESS) BRENTWOOD TN 37027	(ADDRESS) BRENTWOOD TN 37027	92-16-D-304.00 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 BRANDON KEANE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW SOUTHARD AND KIMBERLY SOUTHARD, HUSBAND AND WIFE, 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:

BEING UNIT NO. 304 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT AS SET OUT IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050517-0055639, AMENDED IN INSTRUMENT NOS. 20060307-0026614 AND 20070615-0071857, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN SAID MASTER DEED, AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO, WHICH BY THIS REFERENCE ARE INCORPORATED HEREIN AND MADE A PART HEREOF. TOGETHER WITH PARKING STALL #91.

BEING THE SAME PROPERTY CONVEYED TO BRANDON KEANE A/K/A ANDREW B. KEANE, AN UNMARRIED MAN BY WARRANTY DEED FROM BRISTOL ON BROADWAY L. P., A TENNESSEE LIMITED PARTNERSHIP, RECORDED ON THE 5TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051005-0119852, RE-RECORDED AT INSTRUMENT NO. 20051014-0123917, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20050517-0055639; INSTRUMENT NUMBER 20060307-0026614; INSTRUMENT NUMBER 20070615-0071857; INSTRUMENT NUMBER 20030225-0025106; INSTRUMENT NUMBER 20030225-0025107; INSTRUMENT NUMBER 20071024-0125856; INSTRUMENT NUMBER 20071024-0125857; INSTRUMENT NUMBER 20071113-0132706; SAID REGISTER'S OFFICE; C) 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 D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID BROOKE KEANE JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 1803 Broadway #304, 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 31st day of May, 2011.

Brandon Keane

Brooke Keane

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 31st day of May, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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