This Instrument Was Prepared By:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return To:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $255,495.00

Affiant

Subscribed and sworn before me this the 14th day of June, 2011.

Notary Public
My commission expires: 7.25.2012

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon James Pollock 1803 Broadway, Apt. 302 Nashville, TN 37203	Brandon James Pollock 1803 Broadway, Apt. 302 Nashville, TN 37203	092-16-0D-302.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGAN K. O'NEILL, A SINGLE PERSON**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **BRANDON JAMES POLLOCK, A SINGLE MAN**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 302 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, in the 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 the Master Deed for The Bristol on Broadway, a condominium, recorded under No. 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .84% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with two parking stall No. 85 & 89.

Being the same property conveyed to Megan K. O'Neill, a single person, by Warranty Deed from Bristol on Broadway L.P., a Tennessee Limited Partnership, dated November 9, 2005, of record in Instrument No. 20051122-0141213, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1803 Broadway #302, Nashville, TN 37203.

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, his heirs, successors and/or assigns, forever. Grantor covenant with Grantee that Grantor is 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his successors, 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 hand this the 14th day of June, 2011.

Megan K. O'Neill by Andrew Scharf, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of June, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Andrew Scharf with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Megan K. O'Neill, by Power of Attorney dated June 13, 2011, and who acknowledged that he executed the same as the free act and deed of Megan K. O'Neill.

Witness my hand and official seal this 14th day of June, 2011.

Notary Public

My Commission Expires: 7.25.2012

BILL GARRETT, Davidson County
Trans: T20110037025 DEEDWARR
Recvd: 06/21/11 09:59 1 pgs
Fees: 13.00 Taxes: 945.33

20110621-0047432