THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Blvd
Clarksville, TN 37040
File: 2011120368

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Barry Groves P.O. Box 127 Trenton, KY 42286	Barry Groves P.O. Box 127 Trenton, KY 42286	92-16-0D-312.00CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH M. CALABRESE AND SHELLEY CALABRESE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY GROVES AND LEIGH GROVES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 312 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 of 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 Instrument 200505170055639 said Master Deed, as amended in Instrument 200603070026614 and further amended in Instrument 200706150071857 and as may be further amended from time to time, Register's Office for Davidson County, Tennessee. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .53% interest in the Common Elements of the Bristol on Broadway Condominium. Together with one parking stall #99.

Being the same property conveyed to Joseph M. Calabrese, an unmarried man, by Warranty Deed from Bristol on Broadway, L.P., a Tennessee Limited Partnership, dated 06/30/2005 and recorded 07/15/2005 of recorded under Instrument number 20050715-0082490, in the Register's Office for Davidson County, Tennessee. Shelley Calabrese joins herein to convey any rights, title, and/or interest she may have in said property by virtue of her marriage to Joseph M. Calabrese.

This conveyance is made subject to all matters shown on the Plat of record in Plat Book 21, Page 39, in the Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway of record in Instrument Number 200505170055639, amended in Instrument 200603070026614 and further amended in Instrument 200706150071857 as may be further amended from time to time, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on the Plan attached as Exhibit "C" to Master Deed in Instrument 20050517-0055639, as amended, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Charter of HOA in Instrument 20071024-0125856 as corrected in Instrument 20071024-0125857, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476 of record in Metropolitan Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to a Limited Easement of record in Instrument 20071113-0132706.

This conveyance is made subject to rights of others in & to the common areas and/or elements.

This conveyance is made 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, as referenced in Instrument 20030313-0033747.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ( )
This is improved (X) property, known as: **1803 Broadway, Unit 312, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

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BILL GARRETT, Davidson County
Trans:T20110080400 DEEDWARR
Recvd: 12/20/11 10:15 2 pgs
Fees:13.00 Taxes:639.18
20111220-0099163

Witnessed this the 13th day of December, 2011.

Joseph M. Calabrese

Shelley Calabrese

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Joseph M. Calabrese and Shelley Calabrese, the bargainor(s), with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the within named bargainor(s) and who acknowledged the execution of the within instrument for the purposes herein contained.

Witness my hand and official seal this the 13th day of December, 2011.

My Commission expires:

Notary Public

SEAL

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 172,750.00.

Affiant

Subscribed and Sworn to before me on this the 14th day of December, 2011.

My Commission expires: 06/18/14

Notary Public, Lori M. Barnes

SEAL

LORI M. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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