BILL GARRETT, Davidson County
Trans:T20120044525 DEEDWARR
Recvd: 06/15/12 15:54 2 pgs
Fees:13.00 Taxes:684.13
20120615-0052890

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $184,900.00. Linda Turner Loy Affiant Subscribed and sworn to before me, this 15th day of June, 2012. Notary Public My Commission Expires: 9-22-2015 JOHN L. HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address New Owner As Follows: Daniel L. Hipp 1803 Broadway, #526 Nashville, TN 37203	Send Tax Bills To: New Owner	Map-Parcel Number: 092-16-0D-526.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Peter Reilly and wife, Stacey Hope Reilly**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Daniel L. Hipp, married**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 526, of The Bristol on Broadway, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Bristol on Broadway, a Condominium Development, of record in Instrument No. 20050517-0055639, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided .51% interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Bristol on Broadway, a Condominium Development, as set out on Exhibit "C" to the Master Deed, of record in Instrument No. 20050517-0055639 and amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office, for a more complete identification and description of such Unit.

TOGETHER with one parking stall No. 180.

Being the same property conveyed to Brian Peter Reilly and Stacey Hope Reilly, husband and wife, by deed from Nathan Brown, an unmarried man, of record in Instrument No. 20070731-0090773, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 21, page 39, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to the provision sof the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of 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 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 buildings thereon; and also including, without limitation, 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 No. 20050517-0055639, as amended in Instrument Nos. 20060307-0026614 and 20070615-0071857, said Register's Office.

4. Subject to urban zoning overlay of record as Metro Ordinance No. B-520000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property known as: **1803 Broadway, #526, 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 and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of June, 2012.

Brian Peter Reilly

Stacey Hope Reilly

STATE OF MARYLAND)
COUNTY OF FREDERICK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Peter Reilly, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of June, 2012

(Seal)

Notary Public

My Commission Expires: 3.5.2016

JEANNE E. LABASH
Notary Public-Maryland
Frederick County
My Commission Expires
March 05, 2016