WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047273 DEEDWARR
Recvd: 06/27/12 10:00 3 pgs
Fees:18.00 Taxes:651.20

20120627-0056209

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,000.00.

Affiant

Subscribed and sworn to me on June 20, 2012.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: January 7, 2013

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25586SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Natalie Franklin 1803 Broadway, Unit #110 Nashville, TN 37203	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	92-16-D-110

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charissa F. Andreotti, an unmarried woman and Peter Andreotti, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Natalie Franklin, unmarried AND TIMOTHY A. FRANKLIN, married hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium in Nashville, Davidson County, Tennessee, being Unit No. 110 of The Bristol on Broadway, a Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 as amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857 in the Register's Office for Davidson County, Tennessee, together with a .53% interest in the common elements as provided in said Master Deed.

Together with 1 parking stall #2.

Being the same property conveyed to Charissa F. Andreotti, an unmarried woman, and Peter Andreotti, a married man, by Deed from Clarence E. Smith, unmarried, of record as Instrument No. 20080625-0065458 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property 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 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 thereof; 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, a condominium, of record as Instrument 20050517-0055639, as amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee.

3. Charter of The Bristol on Broadway Condominium Owners' Association, Inc., and By-Laws of the Association of record as Exhibits "H" and "B" to said Master Deed, as amended by Instrument No. 20071024-0125856 and Instrument No. 20071024-0125857 in said Register's Office.
4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1803 Broadway, Unit #110, 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, her heirs and assigns, forever, and GRANTORS do 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on June 20, 2012.

Charissa Andreotti

Charissa F. Andreotti

Peter Andreotti

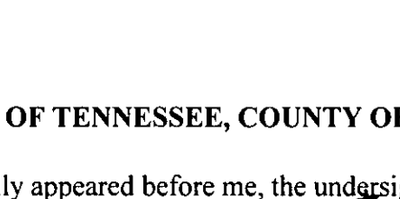
Peter Andreotti by Charissa F. Andreotti, His Attorney-In-Fact

Charissa Andreotti

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 20, 2012, before me personally appeared Charissa F. Andreotti ★ to me known (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 she executed the same as her free act and deed.

Witness my hand and official seal on June 20, 2012.

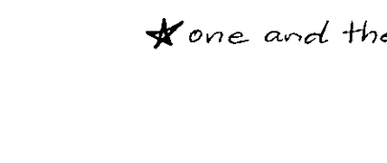


NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charissa F. Andreotti★, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Peter Andreotti, as his Attorney in Fact, as the free act and deed of the within named Peter Andreotti. Witness my hand and official seal on June 20, 2012.



NOTARY PUBLIC

My Commission Expires: _____

★ one and the same as Charissa Andreotti