THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070191**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00 Affiant Subscribed and sworn to before me, this26th day of August, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130074144 DEEDWARR
Recvd: 08/27/13 14:12 2 pgs
Fees:13.00 Taxes:610.50
20130827-0090444

WARRANTY DEED

Address New Owner: Nicholas Teplitz 1803 Broadway #414 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160D41400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Farmer now known as Jennifer Newell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Teplitz**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 414 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 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 number 20050517-0055639, amended at Instrument Nos. 20060307-0026614 and 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 41 percent interest in the Common Elements on the Bristol on Broadway Condominium. Together with one parking stall #134.

Being the same property conveyed to Jennifer Farmer by Special Warranty Deed from JP Morgan Chase Bank, National Association, as Trustee, by its duly authorized attorney in fact EMC Mortgage Corporation, recorded on the 9th day of March, 2009 in Instrument No. 20090309-0020596, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE BRISTOL ON BROADWAY, as recorded in Plat Book 21, Page(s) 39.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE BRISTOL ON BROADWAY Condominium of record in

Instrument No. 20050517-0055639 , as amended by instrument(s) of record in Instrument Nos. 20060307-0026614 and 20070615-0071857; 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 building thereon.

Subject to Urban Zoning Overlay of record as Metro Ordinance Number BS2000-364, made applicable by Ordinance Number BL-2000-476.

This is improved property located at 1803 Broadway #414 Nashville TN 37203.

Justin A. Newell, husband of Jennifer Newell, joins in this instrument for the purposes of conveying any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of August, 2013.

Jennifer Newell

Justin A. Newell

STATE OF Texas)
COUNTY OF Bexar)

MATTHEW TYLER OWENS
My Commission Expires
January 11, 2016

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Newell and Justin A. Newell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of August, 2013.

Notary Public

My Commission Expires: 1-11-16