WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

G-VRES-14-1803-527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian R. Johnston	SAME	
(NAME) **1803 Broadway #527**	(NAME)	**092160D52700CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT F. RUNKLE AND SUSAN L. RUNKLE, HUSBAND AND WIFE** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN R. JOHNSTON, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that 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 527 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, 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. .49% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #181.

Being the same property conveyed to Robert F. Runkle and Susan L. Runkle, husband and wife by Warranty Deed from Bristol on Broadway L. P.; a Tennessee Limited Partnership, recorded on the 13th day of December, 2005 in Instrument No. 20051213-0149461, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Charter of Homeowners' Association recorded at Instrument Nos. 20071024-0125856 and 20071024-0125857, Register's Office for Davidson County, Tennessee.
- All matters set forth in 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, Register's Office for Davidson County, Tennessee.
- Easement recorded in Instrument No. 20071113-0132706, Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay recorded as Metro Ordinance no. BS2000-364, made applicable by Ordinance No. LB-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway #527, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140034641 DEEDWARR
Recvd: 05/19/14 10:09 2 pgs
Fees:13.00 Taxes:767.75
20140519-0042728

Warranty Deed

Witness my/our hand(s) this the 15th DAY OF MAY, 2014.

Robert F. Runkle by John Gleaves,
Attorney in Fact

Susan L. Runkle by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT F. RUNKLE AND SUSAN L. RUNKLE, and who acknowledged he executed the same as the free act and deed of the said ROBERT F. RUNKLE AND SUSAN L. RUNKLE.

Witness my hand and official seal, this the 15th of May, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212