WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039661 DEEDWARR
Recvd: 06/05/14 11:16 2 pgs
Fees:13.00 Taxes:773.30

20140605-0048946

Y-BR-14-1803-126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Jyotheen S Karam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2015

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)
Jyotheen S. Karam	**Jyotheen S. Karam**	
(NAME)	(NAME)	**092160D12600 CO**
2533 Benington Place	**2533 Benington Place**	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	**Nolensville, TN 37135**	
(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 **JEFF PENNINGTON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JYOTHEEN S. KARAM, MARRIED** 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:

Property situated in Davidson County, TN:

Unit 126, of the Bristol on Broadway, as established in Master Deed of record at Instrument No. 20050517-0055639, as amended at Instrument No. 20060307-0026614 and in Instrument Number 200706150071857, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Together with parking stall #39.

Being the same property conveyed to Jeff Pennington, an unmarried man by deed from Bristol on Broadway L.P., a Tennessee limited partnership of record in Instrument No. 20051019-0125998, Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 19, 2005. The said Jeff Pennington being one and the same person as Jefferson Pennington.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Plan of record in Book 21, page 39;
- Master Deed of record in Instrument No. 200505170055639, as amended in Instrument Nos.200603070026614 and 200706150071857;
- HOA Charter of record in Instrument No. 200710240125856, as corrected in Instrument No. 200710240125857;
- Limited Easement of record in Instrument Number 20071113-0132706;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway, #126, 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.

Witness my/our hand(s) this the 29 DAY OF MAY, 2014.

Jeff Pennington by Ashley Dugger, Attorney in fact
Jeff Pennington by Ashley Dugger, Attorney-In-Fact

Jennifer Pennington by Ashley Dugger, Attorney in fact
Jennifer Pennington by Ashley Dugger, 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, ASHLEY DUGGER, 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 JEFF PENNINGTON, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFF PENNINGTON.

Witness my hand and official seal, this the 29th of May, 2014.

Shauna Daniels
Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, ASHLEY DUGGER, 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 JENNIFER PENNINGTON, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER PENNINGTON.

Witness my hand and official seal, this the 29th of May, 2014.

Shauna Daniels
Notary Public
My Commission Expires: 3/7/17

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.