(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00 Edward C Spangler Affiant Subscribed and sworn to before me, this 30th day of June, 2014 Notary Public MY COMMISSION EXPIRES: 6/21/16 (AFFIX SEAL)

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward C. Spangler	Bank of America N. A.	092-16-0D
(NAME)	(NAME)	(MAP)
1803 Broadway #301	P. O. Box 961291	301.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203	Ft. Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jerry Turner Sewell and Georgia Lucy Gwin Sewell, Trustees of the 1994 Jerry Turner Sewell and Georgia Lucy Gwin Sewell Revocable Trust dated March 25, 1994, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Edward C. Spangler, unmarried, and Anne L. Sewell, unmarried, joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 301 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 Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee. 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 .84% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with parking stalls #21, #88 and #84.

Being the same property conveyed to Jerry Sewell and Georgia Sewell, husband and wife by deed from Bristol on Broadway, L.P., a Tennessee Limited Partnership of record in Instrument No. 20051031-0131265 and Instrument No. 20081002-0100450, Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 31, 2005 (Value of consideration shown in aforementioned deed $320,775.00.); and Instrument No. 20081002-0100450, as to Parking Space #21, dated October 2, 2008 and recorded October 2, 2008, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140047191 DEEDWARR
Recvd: 07/02/14 11:22 2 pgs
Fees:13.00 Taxes:1147.00
20140702-0058215

Being the same property conveyed to Jerry Turner Sewell and Georgia Lucy Gwin Sewell, Trustees of the 1994 Jerry Turner Sewell and Georgia Lucy Gwin Sewell Revocable Trust dated March 25, 1994 by deed from Jerry Turner Sewell and Georgia Lucy Gwin Sewell of record in Instrument No. 20090320-0025236 Register's Office for Davidson County, Tennessee, dated March 18, 2009 and recorded on March 20, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1803 Broadway #301 Nashville, TN .

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1803 Broadway #301, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 30th day of June, 2014.

Jerry Turner Sewell, Trustee

Jerry Turner Sewell, Trustee

Georgia Lucy Gwin Sewell, Trustee

Georgia Lucy Gwin Sewell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerry Turner Sewell and Georgia Lucy Gwin Sewell, Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor, Trustees of the 1994 Jerry Turner Sewell and Georgia Lucy Gwin Revocable Trust dated March 25, 1994, and that they executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of June, 2014.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN