CSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20140061598 DEEDWARR
Recvd: 08/20/14 11:55 3 pgs
Fees:18.00 Taxes:765.90
20140820-0075764

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $207,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2014. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Barbara Mikicki and Miroslaw Mikicki 530 Stonegate Drive Clarksville, TN 37043	New Owner	092-16-0D-627.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY K. MARTIN, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BARBARA MIKICKI AND MIROSLAW MIKICKI, wife and husband**, hereinafter called

the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 627 of The Bristol on Broadway, a condominium, being a portion of Lots 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 # 213.

Being the same property conveyed to Ashley K. Martin, an unmarried woman, by deed from Bristol on Broadway, L.P., a Tennessee limited partnership, of record as Instrument No. 20051108-0135406, dated September 15, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 21, page 39, said Register's Office.

3. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 interest 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws

establishing a Horizontal Property Regime of The Bristol on Broadway Condominiums, of record in Instrument No. 20050517-0055639, and amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for said County.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1803 Broadway #627, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this ~~19th~~ 18th day of August, 2014.

Ashley K. Martin

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley K. Martin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August, 2014

(Seal)

"OFFICIAL SEAL"
DEBBIE OCHWAT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/12/2015

Notary Public

My Commission Expires: 9/12/2015

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