WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140084744 DEEDWARR
Recvd: 11/10/14 10:23 2 pgs
Fees:13.00 Taxes:925.00
20141110-0103494

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $250,000.00.

Affiant

Subscribed and sworn to before me this 10th day of NOVEMBER, 2014

Notary Public

My Commission expires: May 3, 2018 (Affix Seal)

KAYLA E. LODGE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Georges M. Meleka	First National Bank	092-16-0-D-530.00CO
1803 Broadway #530	1608 Williams Drive, Suite 301	
Nashville, TN 37203	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jackson W. Moore**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Georges M. Meleka and Afaf H. Meleka, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land Lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 530 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 the Register's Office for Davidson County, Tennessee and 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 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .69% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with two parking stalls #118 and #42.

Being the same property conveyed to Jackson W. Moore, by deed from Shapiro & Kirsch, as Substitute Trustee, on June 26, 2014, of record in Instrument Number 20140710-0060951, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Master Deed of record in Instrument Numbers 20050517-0055639; 20070615-0071857; and 20060307-0026614, Register's Office for Davidson County, Tennessee.
- All Matters of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.
- Association Charter of record in Instrument Number 20071024-0125856; and 20071113-0132706, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1803 Broadway #530, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 5, 2014.

Jackson W. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jackson W. Moore** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 5, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066