THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32267-03-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Cally E. Biagini 1803 Broadway #510 Nashville, TN 37203	First Community Mortgage, Inc 275 Robert Rose Dr Murfreesboro TN 37129	Map and Parcel No.: 092 16 0 D 510 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kirke Martin and Diana Stancil, Trustees of The Portobello Trust under Revocable Trust Agreement Dated March 2, 2006** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Cally E. Biagini** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1803 Broadway, Unit 510, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20150026895 DEEDWARR
Recvd: 04/10/15 11:46 3 pgs
Fees:18.00 Taxes:876.90
20150410-0031657

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of April, 2015.

Kirke Martin, Trustee of The Portobello Trust
under Revocable Trust Agreement dated March 2, 2006

Diana Stancil, Trustee of The Portobello Trust
under Revocable Trust Agreement dated March 2, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kirke Martin and Diana Stancil, Trustees of The Portobello Trust under Revocable Trust Agreement Dated March 2, 2006**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2015.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2018

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 510 and Parking Space No. 165, together with the appurtenant interest in the common elements of The Bristol on Broadway, a horizontal property regime established by Master Deed, of record in Instrument No. 20050517-0055639, amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominum Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Kirke Martin, Trustee and Diana Stancil, Trustee of The Portobello Trust, Revocable Trust Agreement Dated March 2, 2006, by deed dated March 13, 2006 from Joseph Williams and Carlwright Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20060406-0039983, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 092 16 0 D 510 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Bristol on Broadway, of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 21, page 39, Register's Office for Davidson County, Tennessee.
5. Limited easement of record in Instrument No. 20071113-0132706, Register's Office for Davidson County, Tennessee.
6. Subject to urban zoning overlay of record as Metro Ordinance No. BS-2000-364 made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.