27169-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040822 DEEDWARR
Recvd: 05/27/15 08:59 2 pgs
Fees:13.00 Taxes:851.00
20150527-0048463

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2015.

Notary Public

My commission expires: March 10, 2019
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Shelley Dunck**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Map 092-16-0-D, Parcel 303.00C0**
1307 Monroe Avenue		
River Forest, IL 80305		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kelly M. Breymeier, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelley Dunck, a married woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 303 of The Bristol on Broadway, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Bristol on Broadway, a Condominium Development, of record in Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided .53% interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Bristol on Broadway, a Condominium Development, as set out on Exhibit "C" to the Master Deed, of record in Instrument No. 20050517-0055639, said Register's Office, for a more complete identification and description of such Unit.

TOGETHER with one parking stall No. 90.

BEING the same property conveyed to Kelly M. Breymeier, an unmarried person, by Deed from Penelope Barman and husband John Barman, dated June 23, 2006, of record in Instrument No. 20060705-0080249, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "C" to the Master Deed of record in Instrument No. 20050517-0055639, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The Bristol on Broadway, a Condominium Development, of record in Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.

3) All matters shown on the Plan of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

4) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

5) Matters shown on a survey by Wamble & Associates, Jimmy C. Yates, Tenn. R.L.S. No. 1597, dated October 4, 2002, last revised February 14, 2003, W&A File No. 617-0102.

6) Charter of The Bristol on Broadway Condominium Owners Association of record in Instrument No. 20071024-0125856 and corrected in Instrument No. 20071024-0125857, Register Office for Davidson County, Tennessee.

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THE HEREIN DESCRIBED PROPERTY HAS NOT BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved (_X__) Unimproved (____) property, known as **1803 Broadway #303, 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 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, 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 **15th** day of **May, 2015.**

Kelly M. Breymeier
By Kathy Hand Attorney-in-fact

Kelly M. Breymeier
By: Kathy Hand, 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 aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Kelly M. Breymeier, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kelly M. Breymeier for the purpose therein contained, by signing the name of Kelly M. Breymeier by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2015**

Katherine Goodson
Notary Public

My Commission Expires: March 10, 2019

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.