THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15053950**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Connie L. Jones Affiant Subscribed and sworn to before me, this 29th day of May, 2015. Courtney K. Benjamin Notary Public My Commission Expires: 10/23/18

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2018

BILL GARRETT, Davidson County
Trans:T20150043405 DEEDWARR
Recvd: 06/03/15 10:34 2 pgs
Fees:13.00 Taxes:1106.30
20150603-0051677

WARRANTY DEED

Address New Owner: Debra Hedges 1803 BROADWAY #404 Nashville TN 37203-2763	Send Tax Bills To: ~~New Owner~~ CLB Primary Residential Mortgage 1480 No. 2200 West Salt Lake City, UT 84116	Tax Information: Tax Parcel ID No. 092160D40400CO

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, **John H. Fang and Lucy L. Lee, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Debra Hedges**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 404 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 number 20050517-0055639, amended at Instrument Nos. 20060307-0026614 and 20070615-0071857, 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. .76% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall # 124.

Being the same property conveyed to John H. Fang and Lucy L. Lee, husband and wife by Warranty Deed from Bristol on Broadway L. P., a Tennessee Limited Partnership recorded on the 4th day of November, 2005 in Instrument No. 20051104-0133572, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Charter of The Bristol on Broadway Condominium Association, Inc., recorded at Instrument No. 20071024-0125856, as corrected at Instrument No. 20071024-0125857.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRISTOL ON BROADWAY Condominium of record in Instrument No. 20050517-0055639 , as amended by instrument(s) of record in Instrument Nos. 20060307-0026614 and 20070615-0071857; also subject to easements, rights and interests 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.

Easement recorded at Instrument No. 20071113-0132706.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance NO. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 1803 BROADWAY #404 Nashville TN 37203-2763

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of May, 2015.

John H. Fang by James Harris, attorney-in-fact
John H. Fang by James Harris, his Attorney-in-Fact

Lucy L. Lee by James Harris, attorney-in-fact
Lucy L. Lee by James Harris, her 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, James Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for John H. Fang and Lucy L. Lee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of May, 2015.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018