Davidson County	DEEDWARR
Recvd: 06/04/15 13:39	2 pgs
Fees:13.00 Taxes:780.70	
20150604-0052391	

153366

WARRANTY DEED

AUBORN L. HAGER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert McGrath	Citi Bank N.A.	092 16 0D 123.00 CO
(NAME)	(NAME)	
1803 Broadway, Unit 123	1000 Technology Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Owen C. Trinkler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert McGrath,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*unmarried

LAND lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being **Unit 123 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 for in the Master Deed for The Bristol on Broadway, a condominium, recorded in Instrument Number 20050517-0055639, as amended in Instrument Number 20060307-0026614 and Instrument Number 20070615-0071857, in the Register's Office of Davidson County, Tennessee. 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 .42% interest in the Common Elements of the Bristol on Broadway Condominium.

TOGETHER WITH Parking Stall #36.

BEING the same property conveyed to Owen C. Trinkler, a single man, by Warranty Deed from Bristol on Broadway, L.P., a Tennessee limited partnership, dated 10/24/05 and recorded 11/9/05 in Instrument Number 20051109-0135911, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1803 Broadway, Unit 123, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 GRANTEES, 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 hands this 1st day of June, 2015.

Owen C. Trinkler

State of Tennessee
County of Davidson

Personally appeared before me Owen C. Trinkler, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2015.

AUBORN HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/6/17

File No.: 150432

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018