Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $234,900.00

Affiant

Subscribed and sworn to before me, this 17th day of July 2015.

Notary Public
My commission expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150060208 DEEDWARR
Recvd: 07/23/15 12:03 2 pgs
Fees:13.00 Taxes:869.13
20150723-0072340

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily K. Reeves	Regions Bank	092160D30900CO
1803 Broadway Unit 309	2050 Parkway Office	
Nashville TN 37203	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Paul Ross hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Emily K. Reeves hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 309 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 amended in No. 20060307-0026614 and 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 the said Unit. Reference is hereby made to the plan of The Bristol on Broadway, a Condominium as set out on Exhibit C to Master Deed of record in Instrument No. 20050517-0055639 Register's Office for Davidson County, Tennessee for a more complete and accurate description of such unit.

Being the same property conveyed to Paul Ross by deed from Jack M. Lafield and Michele C. Lafield of record in Instrument No. 20150413-0032595 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee

"Horizontal Property Act" TCA and as set forth in the Master Deed of record in Instrument No. 20050517-0055639 and amended in No. 20060307-0026614 and No. 20070615-0071857.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Bristol on Broadway Condominiums 3) All matters appearing on plan of Boyd Addition of record in Book 21 Page 39, Register's Office for Davidson County, Tennessee

This property is improved property known as 1803 Broadway Unit 309, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 17th day of July, 2015.

Paul Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Ross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of July, 2015.

Notary Public

My Commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08999