This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

BILL GARRETT, Davidson County
Trans:T20150079894 DEEDWARR
Recvd: 09/21/15 08:48 3 pgs
Fees:17.00 Taxes:0.00
20150921-0095331

New Owner is:
Ted Pins and Dorian Ray Novak
1803 Broadway, Unit 121
Nashville, TN 37203

Map and Parcel
092160D12100CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 28th day of August, 2015.

Notary Public

My commission expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Scott Felsenthal and wife, Abby B. Felsenthal** (Grantors) to **Ted Pins and Dorian Ray Novak** (Grantees) has previously been executed and put of record in **Instrument No. 20070201-0013567**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the Unit Number of the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Scott Felsenthal and wife, Abby B. Felsenthal**, have bargained and sold, and by these presents do transfer and convey unto **Ted Pins and Dorian Ray Novak**, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 121 of The Bristol on Broadway, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Bristol on Broadway, a Condominium Development of record in Instrument Number 20050517-0055639, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Scott Felsenthal, unmarried, by deed from The Bristol on Broadway, L.P., a Tennessee limited partnership, of record in Instrument No. 20051010-0122191 and re-recorded in Instrument No. 20051128-0142954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• County Property Taxes.
• Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
• Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway, a Condominium Development of record in Instrument Number 20050517-0055639 as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
• Charter for The Bristol on Broadway Condominium Association , Inc. of record in Instrument Number 20071024-0125856, and corrected in Instrument No. 20071024-0125857, in the Register's Office for DavidsonCounty, Tennessee.
• Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for DavidsonCounty, Tennessee.
• Charter of record in Instrument Number 20030225-0025106 and Instrument No. 20030225-0025107, in the Register's Office for DavidsonCounty, Tennessee.
• Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476 of record in Metropolitan Clerk's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

NOTE: Parking Space 86 and Parking Space 34 are assigned to Unit 121 as limited common elements.

This is property commonly known as 1803 Broadway, Unit 121, 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, their heirs and assigns, forever.

The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tract and parcel of land in fee simple, and have a good right to convey same and that same is unencumbered.

The Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of August, 2015.

Scott Felsenthal

STATE OF Mississippi
COUNTY OF DeSoto

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

Witness my hand and official seal, this the 27th of August, 2015.

April Michelle Huggins
Notary Public

My Commission Expires: 08/19/2018

STATE OF MISSISSIPPI
APRIL MICHELLE HUGGINS
NOTARY PUBLIC
ID No. 96833
My Commission Expires
August 19, 2018
DESOTO COUNTY

STATE OF MISSISSIPPI
APRIL MICHELLE HUGGINS
NOTARY PUBLIC
ID No. 96833
My Commission Expires
August 19, 2018
DESOTO COUNTY

Abby B. Felsenthal

STATE OF Mississippi
COUNTY OF DeSoto

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

Witness my hand and official seal, this the 27th of August, 2015.

April Michelle Huggins
Notary Public

My Commission Expires: 08/19/2018

Ted Pins By Kg Carney, Attorney In Fact
Ted Pins by Loy Carney, 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, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TED PINS, and who acknowledged he/she/they executed the same as the free act and deed of the said TED PINS.

Witness my hand and official seal, this the 8th of ~~August,~~ September 2015.

Notary Public

My Commission Expires:
RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Dorian Ray Novak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of ~~August,~~ September 2015.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.