WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017086 DEEDWARR
Recvd: 03/02/16 10:06 2 pgs
Fees:13.00 Taxes:925.00
20160302-0019800

B-BR-16-1803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Radek Fooksa and Daniela Sever	New Owner	
(NAME)	(NAME)	**092-16-0D-417.00-CO**
30 Rockwood Lane		
(ADDRESS)	(ADDRESS)	
Needham, MA 02492		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SARAH E. BRYAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RADEK FOOKSA, UNMARRIED, AND DANIELA SEVER, UNMARRIED,** hereinafter called the Grantee(s), 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. 417 of The Bristol of 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 of record in Instrument No. 20050517-0055639 as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, in the Register's Office for Davison 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.

Being the same property conveyed to Sarah E. Bacon, unmarried by Warranty deed from Sarah Violin, unmarried of record in Instrument No. 20090902-0082738 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 02, 2009. Sarah E. Bacon, having since married is now known as Sarah E. Bryan. Her spouse, Marshall Bryan joins in this conveyance for the purpose of conveying any and rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- All matters shown on the Plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Instrument No. 20050517-0055639, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway of record in Instrument Number 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association of record in Instrument Number 20071024-0125856 corrected in Instrument No. 20071024-0125857, in the Register's Office for Davidson County, 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 the Metropolitan Clerk's Office.
- Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for

Davidson County, Tennessee.

- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway, Apt. 417, Nashville, Tennessee 37203-2763**.

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; and we do covenant with the said GRANTEE(S) 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(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/our hand(s) this the 29th DAY OF FEBRUARY, 2016.

Sarah E. Bryan

Marshall Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH E. BRYAN, 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 29th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARSHALL BRYAN, 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 29th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212