Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,900.00

Affiant

Subscribed and sworn to before me, this 15 day of March 2016.

Notary Public

My commission expires 4/27/17

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160022235 DEEDWARR
Recvd: 03/18/16 10:11 3 pgs
Fees:18.00 Taxes:1113.33
20160318-0025775

Address of New Owner:	Send Tax Bills to:	Tax Information
Trever Keith	movement mortgage	092160D630000
1803 Broadway Apt. 630	841 Seahawk Circle	
Nashville TN 37203	Virginia Beach, VA 23462	

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 Teresa Bradshaw, and husband J. Mark Bradshaw and J. Matthew Bradshaw, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Trever Keith and Christina Keith 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 630 of The Bristol on Broadway, a condominium development as established under Master Deed of record in Instrument No. 20050517-0055639 amended in Instrument No. 20060307-0026614 and 20070615-00718587 Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said unit together with Parking stall 217.

Being the same property conveyed to Teresa Bradshaw and Mark J. Bradshaw a 90% undivided interest and J. Matthew Bradshaw at 10% undivided interest by deed from Gordon Anderson and Yu'Ching Anderson of record in Instrument No. 20090909-0084664 Register's Office for Davidson County, Tennessee.

ALSO CONVEYED is the following described property:

Being Parking Space No. 224 of The Bristol on Broadway a condominium development as set out in Master Deed of record in Instrument No. 20050517-0055639 and amended in Instrument No. 20060307-0026614 and 20070615-00718587 Register's Office for Davidson County, Tennessee together will all right, title and interest relating to said parking space as set forth in the Master Deed.

Being part of the same property conveyed to Teresa Bradshaw by deed from Mark T. McGraw and Whitney R. Duncan by deed of record in Instrument No. 20091009-0094124 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 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 recorded in Instrument No. 20050517-0055639 and amended in No. 20060307-026614 and 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 The Bristol on Broadway Condominiums 3) Charter of Bristol on Broadway Condominium Association of record in Instrument No. 20071024-0125056 and corrected in No. 20071024-012587 4) Matters appearing on plan Boyd Addition of record in Book 21 Page 36

This property is improved property known as 1803 Broadway Apt. 630, 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 14 day of March, 2016.

Teresa Bradshaw

J. Mark Bradshaw

J. Matthew Bradshaw

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 Teresa Bradshaw and J. Mark Bradshaw and J. Matthew Bradshaw, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of March, 2016.

Notary Public

My Commission expires: 2/25/19



FILE NO: 09326