WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160034391 DEEDWARR
Recvd: 04/26/16 14:38 2 pgs
Fees:13.00 Taxes:887.63
20160426-0040677

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

G-FH-16-1803-110-T

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)
Taylor M. Long	**Regions Bank**	
(NAME) **1803 Broadway #110**	(NAME) **2050 Parkway Office Circle**	**092-16-0D-110.00-CO**
(ADDRESS) **Nashville, TN 37203-2758**	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATALIE FRANKLIN, A SINGLE PERSON AND TIMOTHY A. FRANLIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR M. LONG, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

K

A certain condominium located in Davidson County, Tennessee, being Unit No. 110 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 of record in Instrument Number 20050517-0055639, as amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, 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.

Together with 1 parking stall # 2

Being the same property conveyed to Natalie Franklin, unmarried and Timothy A. Franklin, married by Warranty deed from Charissa F. Andreotti, an unmarried woman and Peter Andreotti, an unmarried man of record in Instrument No. 20120627-0056209 Register's Office for Davidson County, Tennessee, dated June 20, 2012 and recorded on June 27, 2012.

The above referenced property has never been the principal martial residence for Timothy A. Franklin and his spouse.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- 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, a Condominium Development 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 Homeowners Association of record in Instrument Number 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 Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway #110, Nashville, Tennessee 37203-2758**.

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 25th DAY OF APRIL, 2016.

Natalie Franklin by Timothy Franklin
Attorney in Fact

Natalie Franklin by Timothy Franklin,
Attorney in Fact

Timothy A. ~~Franklin~~ Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Franklin, 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 NATALIE FRANKLIN, and who acknowledged he executed the same as the free act and deed of the said NATALIE FRANKLIN.

Witness my hand and official seal, this the 25th of April, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY A. ~~FRANKLIN~~ FRANKLIN, 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 25th of April, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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