THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037091** BILL GARRETT, Davidson County Trans:T20160035567 DEEDWARR Recvd: 04/29/16 13:01 2 pgs Fees:13.00 Taxes:832.13 20160429-0042182	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $224,900.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jackie F. Knight 1803 Broadway #414 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0D-414.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas Teplitz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackie F. Knight, an unmarried person**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 414 of The Bristol on Broadway, a condominium, being a portion of Lots Nos.142 and 143 on the Plan of the Boyd Addition to Nashville , recorded December 21,1857, in Book 21, Page 39, in Register s Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003.

Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium, recorded as Instrument No. 20050517-0055639, amended at Instrument Nos. 20060307-0026614 and 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto, being by this reference incorporated herein and made a part hereof. Together with an undivided interest in the Common Elements on the Bristol on Broadway Condominium. Together with one parking stall #134.

Being the same property conveyed to NICHOLAS TEPLITZ, by deed from JENNIFER FARMER NOW KNOWN AS JENNIFER NEWELL AND JUSTIN A. NEWELL, HER HUSBAND, of record in Instrument No. 20130827-0090444, dated August 24, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 092-16-0D-414.00 CO.

Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614, and Instrument No. 20070615-0071857, said Register's Office.

Matters shown on the Plan of record in Book 21, page 39, said Register's Office.

Subject to urban zoning overlay as Metro Ordinance No. BL-2000-364 and made applicable by Ordinance No. BL -2000-476, Metropolitan Clerk's Office for Davidson County, Tennessee.

Limited Easement of record in Instrument No. 20071113-0132706, said Register's Office.

This is improved property located at 1803 Broadway #414 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2016.

Nicholas Teplitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Teplitz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018