NEW OWNER:

Denis F. Bloomfield
Jennifer Lynn Bloomfield
1803 Broadway #425
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0894

Map 092, Group 16-0-D, Parcel 425.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160088189 DEEDWARR
Recvd: 10/06/16 13:05 3 pgs
Fees:18.00 Taxes:869.50
20161006-0105857

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand and 00/100 Dollars** (**$235,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOSEPH R. O'NAN AND CONNIE R. O'NAN HUSBAND AND WIFE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DENIS F. BLOOMFIELD AND HIS WIFE, JENNIFER LYNN BLOOMFIELD** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condo located in Davidson County, Tennessee, being Unit No. 425 of The Bristol on Broadway, a Planned Unit 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, and amended in Instrument Nos. 20060307-0026614 and 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, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on

Exhibit C to 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 Joseph R. O'Nan and Connie R. O'Nan, husband and wife, by Warranty Deed from Bristol on Broadway, L.P., a Tennessee Limited Partnership, dated August 30, 2005, and of record in Instrument No. 20050906-0106344, Register's Office for Davidson County, Tennessee.
This is IMPROVED property known as 1803 Broadway #425, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **September, 2016.**

JOSEPH R. O'NAN, BY RYAN O'NAN HIS ATTORNEY IN FACT

CONNIE R. O'NAN, BY RYAN O'NAN, HER ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOSEPH R. O'NAN, BY RYAN O'NAN HIS ATTORNEY IN FACT AND CONNIE R. O'NAN BY RYAN O'NAN HER ATTORNEY IN FACT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **September, 2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **235,000.00** .

AFFIANT

Sworn to and subscribed to before me this 30 day of **September, 2016**.

NOTARY PUBLIC

My commission expires:

MELISSA EDDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017