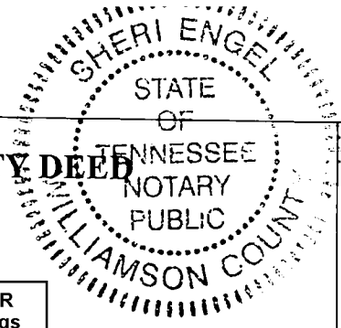


WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/16 11:48 3 pgs
Fees:18.00 Taxes:1147.00
20161101-0115398

STATE OF TENNESSEE
COUNTY OF ~~Davidson.~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$310,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of November, 2016.

Notary Public
My Commission expires: January 5, 2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
406 Bristol Investments, LLC	New Owner	092160D40700CO
125 12th Avenue North		
Nashville, TN 37203	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark A. Hughes, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **406 Bristol Investments, LLC,** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 407 of The Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the Plan of Boyds Addition to Nashville, of record in Book 21, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description, 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 for in the Master Deed for The Bristol on Broadway a condominium, of record in Instrument Number 20050517-0055639, as amended in Instrument Number 20060307-0026614, further amended in Instrument Number 20070615-0071857, said Master Deed and all record amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 60% interest in the Common Elements of The Bristol on Broadway Condominium.

Together with one parking stall #127.

Being the same property conveyed to Mark A. Hughes, an unmarried man from Eric D. Lefferts, a single man by Warranty Deed on December 12, 2008, of record in Instrument Number 20090203-0009089, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Master Deed of record in Instrument Number 20050517-0055639; 20070615-0071857 and 20060307-0026614, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Numbers 20030225-0025106; 20030225-0025107; 20071024-0125857 and 20071024-0125856, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20071113-0132706, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1803 Broadway Apt #407, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 31, 2016.

Mark A. Hughes

Mark A. Hughes

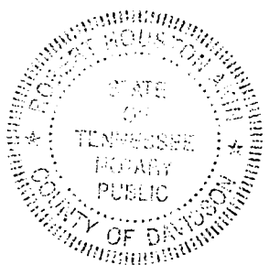
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark A. Hughes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2016

Notary Public

My commission expires 11-5-19



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY