THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411690** BILL GARRETT, Davidson County Trans:T20170043983 DEEDWARR Recvd: 05/24/17 09:18 2 pgs Fees:13.00 Taxes:1139.60 20170524-0051439	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Jeffrey Shourd 4004 Eagle Wing Street Springfield, IL 62711	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160D60700CO

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, **Michael Cash and Annemarie Cash, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Shourd, a married man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Property situated in Davidson County, TN:

Unit 607, of the Bristol on Broadway, as established in Master Deed of record at Instrument No. 20050517-0055639, as amended at Instrument No. 20060307-0026614 and in Instrument Number 200706150071857, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Together with two parking stalls #194 and 10.

Being the same property conveyed to Michael Cash and wife, Annemarie Cash by Warranty Deed from Michael H. Hirsch and wife, Shanna Hirsch, recorded on the 1st day of August, 2013 in Instrument No. 20130801-0080409, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN BOYD HOME PLACE NASHVILLE, as recorded in Plat Book 21, Page(s) 39.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE BRISTOL ON BROADWAY Condominium of record in Instrument No. 20050517-0055639, as amended by instrument(s) of record in Instrument Nos. 20060307-0026614 and 20070615-0071857; also subject to easements, rights and interests 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. Subject to Urban Zoning Overlay of record as Metro Ordinance Number BS2000-364, made applicable by Ordinance Number BL-2000-476.

This is improved property located at 1803 BROADWAY 607 Nashville TN 37203-2767

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 13th day of May, 2017.

Michael Cash

Annemarie Cash

STATE OF
COUNTY OF

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

Witness my hand, at office, this 13th day of May, 2017.

Notary Public

HANNAH KRIEGER
NOTARY PUBLIC, STATE OF MI
COUNTY OF ALLEGAN
MY COMMISSION EXPIRES Feb 15, 2023
ACTING IN COUNTY OF Van Buren