THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-0645

Map-Parcel No. 092-16-0D-428.00-CO

Davidson County DEEDWARR
Recvd: 06/06/17 08:35 3 pgs
Fees:18.00 Taxes:980.50
20170606-0056240

Property Address:
1803 Broadway Apt #428, Nashville, TN 37203

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
FNB Bank
50 Franklin St.
Clarksville TN 37040

Grantee's Name, Address:
ELIZABETH WILLIAMS
1803 Broadway #428
Nashville TN 37203

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SEONG JA CHOO, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **ELIZABETH MARIE WILLIAMS, unmarried woman**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, and being Unit 428 of The Bristol on Broadway, a condominium, being a portion of Lots Number 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857 in Book 21, page 39, in the Register's Office of 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 February 14, 2003. Together with all the 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 under Instrument Number 20050517-0055639, said Master Deed and all recorded 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, and undivided 0.58% interest in the common elements of the Bristol on Broadway Condominium. Together with one Parking Stall #148.

BEING the same property conveyed to SEONG JA CHOO, a married person, by Quitclaim Deed from SEONG JA CHOO, formally known as SEONG JA JUNG, a single person, of record in Instrument No. 20131108-0116074 dated 11/1/2013, and recorded on 11/8/2013, Register's Office for Davidson County, Tennessee.

This is improved property known as, 1803 Broadway Apt #428, Nashville, TN 37203.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's her and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, her heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien not yet due and payable.

2. Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway of record in Instrument No. 200505170055639, amended in 200603070026614, and 200706150071857, Register's Office for Davidson County, Tennessee.

3. All matters on the Plan attached as Exhibit "C" to the Master Deed of record in Instrument No. 200505170055639, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Instrument No. 200710240125856, corrected in Instrument No. 200710240125857, Registers office for Davidson County, Tennessee.

5. Subject to Conservation zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 1 day of June, 2017.

SEONG JA CHOO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **SEONG JA CHOO**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this _____ day of June, 2017.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $265,000.00 .

Affiant

SWORN TO and subscribed before me on this 5th day of June, 2017.

Notary Public
My Commission expires: 3-30-21

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

True Copy Certification

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

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

