THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511762**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 31st 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: Matthew Buffone 1803 Broadway #322 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0D-322.00 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, **Gregory Flatt and Betty Melissa Flatt, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Matthew Buffone, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 322, on the Horizontal Property Regime for The Bristol on Broadway, a Condominium, being a portion of Lots 142 and 143 on the Plan of the Boyd Addition to Nashville, of record in Plat Book 21, page 39, as recorded in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Together with parking stalls #109 and #247.

Being the same property conveyed to GREGORY FLATT and BETTY MELISSA FLATT, husband and wife, by deed from BRISTOL ON BROADWAY, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 200151014-0124417, dated September 30, 2005, said Register's Office. For further reference see deeds of record in Instrument No. 20050525-0061726 and Instrument No. 20060206-0014683, 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 2017 and subsequent years for Map-Par. 092-16-0D-322.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

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

BILL GARRETT, Davidson County
Trans:T20170051483 DEEDWARR
Recvd: 06/16/17 09:26 2 pgs
Fees:13.00 Taxes:777.00

20170616-0060476

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No . 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office.

This is improved property located at 1803 Broadway #322 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 31st day of May, 2017.

Gregory Flatt

Betty Melissa Flatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory Flatt and Betty Melissa Flatt, 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 31st day of May, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____