Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1416

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00

BILL GARRETT, Davidson County
Trans:T20170068138 DEEDWARR
Recvd: 08/07/17 15:12 2 pgs
Fees:13.00 Taxes:1531.80
20170807-0080735

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of August, 2017

Notary Public
Commission Expires: 9-10-6

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nancy Mitchell Thompson 1803 Broadway Apt 431 Nashville, TN 37203	new owner	092-16-0D-431.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Roslyn Jaye Green, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Mitchell Thompson, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, Unit No, 431 of The Bristol on Broadway, A Condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21,1857 in Book 21, Page 39, Register's Office for 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 on February 14, 2003, together with all right, title and interest relating to said Unit as prescribed and set forth in Master Deed for The Bristol on Broadway, a Condominium, recorded as Instrument No. 20050517-0055639 as amended in Instrument No. 20060307-0026614 both recorded in the Register's Office for Davidson County, Tennessee, which Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest conveyed includes, without limiting the generality of the foregoing, an undivided 94% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to Roslyn Jaye Green, unmarried by Warranty deed from Brett Wesnofske and Constance Wesnofske, husband and wife of record in Instrument No. 20110426-0031717 Register's Office for Davidson County, Tennessee, dated April 21, 2011 and recorded on April 26, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1803 Broadway Apt 431, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of August, 2017.

Roslyn Jaye Green

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roslyn Jaye Green** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 2nd day of August, 2017.

Notary Public
My Commission Expires: _____

(Notary Seal)

