WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170077315 DEEDWARR
Recvd: 09/05/17 10:10 2 pgs
Fees:13.00 Taxes:2349.50
20170905-0090796

Y-VRES-17-01803

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tamie S. Babb and Michael J. Babb	**New Owner**	
(NAME)	(NAME)	**092-16-0D-601.00-CO**
1803 Broadway Apt 601		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SONDRA RUTH LEMBERG, TRUSTEE OF THE SONDRA RUTH LEMBERG TRUST DATED MAY 14, 2002 AND DANIEL S. LEMBERG, TRUSTEE OF THE DANIEL S. LEMBERG TRUST DATED MAY 14, 2002,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMIE S. BABB AND MICHAEL J. BABB, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 601 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857 in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Together with a 1.45% interest in the common elements as provided for in said Master Deed.

Together with Parking Space #17, Parking Space #215, Parking Space 223 and Storage Unit A.

Being the same property conveyed to Sondra Ruth Lemberg, Trustee of the Sondra Ruth Lemberg Trust dated May 14, 2002 and Daniel S. Lemberg, Trustee of the Daniel S. Lemberg Trust dated May 14, 2002, a one-half undivided interest each as tenants-in-common by Warranty deed from Bristol on Broadway, a Tennessee limited partnership of record in Instrument No. 20051213-0149816 Register's Office for Davidson County, Tennessee, dated December 12, 2005 and recorded on December 13, 2005 and corrected by Instrument of Correction recorded in Instrument No. 20060510-0055017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway of record in Instrument Number 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030225-0025106 and Instrument No. 20030225-0025107, in the Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association of record in Instrument Number 20071024-0125856 corrected in Instrument No. 20071024-0125857, in the Register's Office for Davidson County, Tennessee.

- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office.
- Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20161212-0130093, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the plan attached as Exhibit "C" to the Master Deed of record in Instrument No. 20050517-0055639 in the Register's Office for Davidson County Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway Apt 601, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 31st DAY OF AUGUST, 2017.

Sondra Ruth Lemberg, Trustee of the Sondra Ruth Lemberg Trust dated May 14, 2002

BY: _____
Sondra Ruth Lemberg
Trustee

Daniel S. Lemberg, Trustee of the Daniel S. Lemberg Trust dated May 14, 2002

BY: _____
Daniel S. Lemberg
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONDRA RUTH LEMBERG, TRUSTEE OF THE SONDRA RUTH LEMBERG TRUST DATED MAY 14, 2002, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of August, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL S. LEMBERG, TRUSTEE OF THE DANIEL S. LEMBERG TRUST DATED MAY 14, 2002, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of August, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212