THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114084** Bill Garrett Davidson County Batch# 40137 DEEDWARR 12/21/2017 09:31:01 AM 2 pgs Fees: $13.00 Taxes: $850.63 20171221-0129909	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $229,900.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2017. Notary Public My Commission Expires: MAGDI ELKOUMI Notary Public, State of NY No. 01EL6062902 Queens County Commission Expires 08/20/2021

WARRANTY DEED

Address New Owner: Nicholas J. Johnson and Gerald D. Johnson 1803 BROADWAY #512 Nashville TN 37203-2765	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160D51200CO

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, **Noel C. Manahan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas J. Johnson, an unmarried individual and Gerald D. Johnson, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 512 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, in 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 for in the Master Deed for The Bristol on Broadway, a condominium, recorded under 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, an undivided .53% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #167.

Being the same property conveyed to Noel C. Manahan by Warranty Deed from Bristol on Broadway, L.P., a Tennessee limited partnership, recorded on the 12th day of July, 2005 in Instrument No. 20050712-0080610, 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 2018 and thereafter, not yet due and payable.

Charter of Homeowners' Association recorded at Instrument Nos. 20071024-0125856 and 20071024-0125857.

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 Nos. 20050517-0055639, 20060307-0026614 and 20070615-0071857.

Easement recorded in Instrument No. 20071113-0132706.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20161212-0130093.

Matters shown on a survey by Wamble & Associates, Jimmy C. Yates, Tenn. R.L.S. No. 1597, dated October 4, 2002, last revised February 14, 2003, W&A File No. 617-0102.

This is improved property located at 1803 BROADWAY #512 Nashville, TN 37203-2765.

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 16 day of December, 2017.

Noel C. Manahan — 12/16/2017

STATE OF NY)
COUNTY OF Queens)

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

Witness my hand, at office, this 16 day of December, 2017.

Notary Public

My Commission Expires: MAGDI ELKOUMI
Notary Public, State of NY
No. 01EL6062902
Queens County
Commission Expires 08/20/20 21

MAGDI ELKOUMI NOTARY PUBLIC STATE OF NEW YORK