WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

R-VRES-18-1803-219

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2018.

Janderson
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SE

Bill Garrett Davidson County
Batch# 53311 DEEDWARR
01/31/2018 09:00:45 AM 2 pgs
Fees: $13.00 Taxes: $932.40
20180131-0009674

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)
Larry T. Jackson and Camilla S. Jackson	New Owner	
(NAME)	(NAME)	**092-16-0D-219.00-CO**
900 20th Ave S #1001		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **KYLE R. NATHE AND KRISTEN M. NATHE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRY T. JACKSON AND CAMILLA S. JACKSON, HUSBAND AND WIFE,** 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 certain condominium located in Davidson County, Tennessee, being Unit No. 219, together with one Parking Lot Stall designated #71 on the Plan of The Bristol on Broadway, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Bristol on Broadway of record in Instrument Number 20050517-0055639, as amended in Instrument Number 20060307-0026614 and 20070615-0071857, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Master Deed.

NOTE: ALSO CONVEYED HEREIN IS GRANTOR'S INTEREST IN LIMITED COMMON ELEMENTS KNOWN AS PARKING STALL 71.

Being the same property conveyed to Kyle R. Nathe and Kristen M. Nathe husband and wife, as joint tenants with right of survivorship and not as tenants in common by Warranty deed from Kyle Nathe, also known as Kyle Nathe, a married man who acquired title as unmarried man of record in Instrument No. 20140508-0039412 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 08, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- 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 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.
- Charter of record in Instrument Number 200302250025106 and Instrument No. 200302250025107, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Book 21, Page 39, 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.

- Limited Common Element Deed from Michael Fragomeni and Hillary Fragomeni dated March 03, 2014 and recorded on March 11, 2014 of record in Instrument No. 20140311-0020280, 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, #219, 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 29th DAY OF JANUARY, 2018.

Kyle R Nathe by _____ AS ATTORNEY IN FACT
Kyle R. Nathe by Nathan Keith as Attorney in Fact

Kristen M. Nathe by _____ AS ATTORNEY IN FACT
Kristen M. Nathe by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KYLE R. NATHE AND KRISTEN M. NATHE, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLE R. NATHE AND KRISTEN M. NATHE.

Witness my hand and official seal, this the 29th of January, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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