Bill Garrett Davidson County
Batch# 53321 **DEEDWARR**
01/31/2018 09:18:18 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180131-0009691

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2020

R-VRES-17-1803-204

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)
Janet Lee McCain	new owner	
(NAME)	(NAME)	**092-16-0D-204.00-CO**
1803 Broadway, #204		
(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, **KELLY D. MARTIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANET LEE MCCAIN, AN UNMARRIED WOMAN,** 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:

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 204 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 forth in the Master Deed for The Bristol on Broadway, a Condominium, recorded under Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, 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 interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to Kelly D. Martin by Warranty Deed from The Heirs-at-Law of Richard T. Harman, deceased of record in Instrument No. 20080811-0082632, Register's Office for Davidson County, Tennessee, dated July 30, 2008 and recorded on August 11, 2008 and corrected by Scrivener's Affidavit recorded on August 26, 2008 in Instrument No. 20080826-0087658.

Being the same property conveyed to Kelly D. Martin by Quitclaim Deed from Mark Harman of record in Instrument No. 20080811-0082633, Register's Office for Davidson County, Tennessee, dated July 29, 2008 and recorded on August 11, 2008 and corrected by Scrivener's Affidavit recorded on August 26, 2008 in Instrument No. 20080826-0087658.

Being the same property conveyed to Kelly D. Martin by Quitclaim Deed from Rodney Carver of record in Instrument No. 20080811-0082634, Register's Office for Davidson County, Tennessee, dated July 29, 2008 and recorded on August 11, 2008 and corrected by Scrivener's Affidavit recorded on August 26, 2008 in Instrument No. 20080826-0087658.

NOTE: ALSO CONVEYED HEREIN IS GRANTOR'S INTEREST IN LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE 51, PARKING SPACE 58, AND STORAGE UNIT B.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- 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.
• 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.
• 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, #204, 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 19th DAY OF JANUARY, 2018.

Kelly D Martin
Kelly D. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of January, 2018.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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