240,000.00

WARRANTY DEED

Bill Garrett Davidson County
Batch# 69707 DEEDWARR
03/15/2018 02:12:33 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20180315-0024651

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Colby Fleming	next owner	092160D32500 C0
(NAME)	(NAME)	
1803 Broadway Unit 325		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Arvind K. Patel and Nayna Patel, husband and wife, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colby Fleming, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

J. single man

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 DISCTICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING UNIT 325 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 PARTICULARY DESCRIBED ACCORDING TO ALTA/ACSM AS BUILT SURVEY PERPARED 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 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 .51% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM. See attached

TOGETHER WITH ONE PARKING STALL #81.

BEING THE SAME PROPERTY CONVEYED TO ARVIND K. PATEL AND NAYNA PATEL, HUSBAND AND WIFE, BY WARRANTY DEED FROM BRISTOL ON BROADWAY L.P.; A TENNESSEE LIMITED PARTNERHIP , RECORDED ON NOVEMBER 08 2005, OF RECORD IN INSTRUMENT NO. 200511080135446, REGISTERS OFFICE FOR DAVIDSON, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOW AS 1803 BROADWAY UNIT 325, NASHVILLE, TN 37203.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: 1803 Broadway Unit 325 Nashville TN 37203

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 1803

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 325, together with the appurtenant interest in the common elements of The Bristol on Broadway, a horizontal property regime established by Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Bristol on Broadway, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Together with one parking stall #81.

Improved property, known as

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands ~~03/15/18~~ 03/14/18

Arvind K. Patel

Nayna Patel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Arvind K. Patel Nayna Patel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on ~~03/15/18~~ 03/14/18

Notary Public

My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY