(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415823

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $393,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2018.

Elizabeth Harland Willis
Notary Public
My Commission Expires: 1-30-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tim Jordan 1803 Broadway Nashville TN 37203	New Owner	Tax Parcel ID No. 092-16-0D-605.00 CO

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, **John H. Friedmann, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Jordan, an unmarried man**, ("Grantee"), his 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 605 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 as Instrument No. 20050517-0055639, amended at Instrument Nos. 20060307-0026614 and 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto, being by this reference incorporated herein and made a part hereof. Together with an undivided interest in the Common Elements on the Bristol on Broadway Condominium. Together with parking stalls #190 and 191.

Being the same property conveyed to JOHN H. FRIEDMANN, JR. and JOHN H. FRIEDMANN, SR., by deed from BRISTOL ON BROADWAY, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20051006-0120626, dated September 30, 2005, said Register's Office.

JOHN H. FRIEDMANN, SR. conveyed his interest to JOHN H. FRIEDMAN, JR. by quitclaim deed of record in Instrument No. 20081205-0118019, dated November 20, 2008, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 092-16-0D-605.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Bill Garrett Davidson County
Batch# 98548 DEEDWARR
05/31/2018 10:58:45 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20180531-0051875

Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614, and Instrument No. 20070615-0071857, said Register's Office.

Matters shown on the Plan of record in Book 21, page 39, said Register's Office.

Subject to urban zoning overlay as Metro Ordinance No. BL-2000-364 and made applicable by Ordinance No. BL -2000-476, Metropolitan Clerk's Office for Davidson County, Tennessee.

Limited Easement of record in Instrument No. 20071113-0132706, said Register's Office.

This is improved property located at 1803 Broadway Nashville TN 37203

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 18th day of May, 2018.

John H. Friedmann, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Friedmann, Jr., 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 18th day of May, 2018.

Notary Public

My Commission Expires: _____

KATE [illegible] NOTARIAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018